DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

CAMP EMERALD BAY 2016 MASTER PLAN

Santa Catalina Island, California



November 2016

DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

CAMP EMERALD BAY 2016 Master Plan

SANTA CATALINA ISLAND, CALIFORNIA

Prepared for:

Los Angeles County

Department of Regional Planning 320 West Temple Street, 13th Floor

Los Angeles, California 90012

Tel: 213.974.6462

Contact: Shaun Temple, AICP

Zoning Permits West

Prepared by:

ESA PCR

2121 Alton Parkway, Suite 100

Irvine, California 92606

Tel: 949.753.7001

Contact: David Crook, AICP, Principal Planner

November 2016

TABLE OF CONTENTS

		Page
INITIA	L STUDY CHECKLIST	1
ATTAC	HMENT A: PROJECT DESCRIPTION	A-1
A.	Introduction	A-1
В.	Project Location and Surrounding Uses	A-1
C.	Land Use and Zoning Designations	A-1
D.	Project Background and Existing site Conditions	A-4
E.	Description of Proposed Project	A-7
E.	Construction Schedule and Phasing	A-14
F.	Necessary Approvals	A-14
EXPLA	NATION OF CHECKLIST DETERMINATIONS	B-1
1.	Aesthetics	B-1
2.	Agriculture / Forest	B-3
3.	Air Quality	B-4
4.	Biological Resources	B-12
5.	Cultural Resources	B-26
6.	Energy	B-38
7.	Geology and Soils	B-41
8.	Greenhouse Gas Emissions	B-46
9.	Hazards and Hazardous Materials	B-48
10.	. Hydrology and Water Quality	B-51
11.	. Land Use and Planning	B-60
12.	. Mineral Resources	B-61
13.	. Noise	B-62
14.	Population and Housing	B-64
15.	Public Services	B-64
16.	. Recreation	B-66
17.	. Transportation/Traffic	B-67
18.	. Utilities and Service Systems	B-68
19.	. Mandatory Findings of Significance	B-72
LIST	OF FIGURES	
Figure		Page
Figure A	A-1 Regional Location and Vicinity Map	A-2

Figure A-2	Aerial Photograph	A-3
Figure A-3	Camp Emerald Bay 2016 Master Plan	A-6
Figure A-4	Erosion Control Feature Locations	.A-10
Figure A-5	Erosion Control Feature Cross-Sections	.A-11
Figure A-6	Erosion Control Feature Cross-Sections	.A-12
Figure A-7	Landscaping Plan	.A-13
	Geologically Restricted Area	

LIST OF TABLES

<u>Table</u>		<u>Page</u>
Table A-1	Summary of Existing Uses	A-4
Table A-2	Summary of Proposed Master Plan Improvements	A-8
Table B-1	Unmitigated Regional Construction Emissions ^a (pounds per day)	B-8
Table B-2	Potential Impacts to Vegetation/Habitats	B-19

Environmental Checklist Form (Initial Study) County of Los Angeles, Department of Regional Planning



Project title: Camp Emerald Bay 2016 Master Plan

Project location: Johnson's Landing (Lots 99 and 100), Santa Catalina Island APN: 7480-039-010 (Lot 99), 7480-039-011 (Lot 100) Thomas Guide: N/A USGS Quad: Santa Catalina West

Gross Acreage: Approximately 110 acres

Description of project: The proposed 2016 Camp Emerald Bay Master Plan (the proposed project) would amend the existing approved Master Plan to allow for additional improvements at the facility and the long-term operation of camp programs. The proposed 2012 Master Plan would build upon the existing Master Plan, and would provide a number of improvements, including camper and staff housing, restroom/shower/laundry facilities, maintenance facilities, campsites, recreational and educational facilities, and a variety of infrastructure improvements. Please refer to Attachment A, *Project Description*, of this Initial Study for a detailed discussion of project features and graphic illustrations of proposed improvements.

General plan designation: The eastern and western portions of the project site are designated as Organized Camps and Special Facilities (C/SF) and Open Space/Conservation (OS/C), respectively, in the Los Angeles County General Plan. Additionally, the project site is located within the boundaries of the Santa Catalina Island Local Coastal Plan (LCP) and is also subject to the.

Community/Area wide Plan designation: Santa Catalina Island Specific Plan (County Ordinance 89-0148)

Zoning: The eastern portion of the project site is zoned Resort and Recreation (R-R), while the western portion of the camp is zoned Open Space (O-S).

Surrounding land uses and setting: The project site is located on the northeastern coast of Santa Catalina Island, in unincorporated Los Angeles County, approximately three miles northwest of Two Harbors (Isthmus Cove). The project site is surrounded by undeveloped open space to the southwest, and northwest, and the Pacific Ocean to the northeast; however, the Corsair Yacht Club operates a small clubhouse facility approximately 300 feet to the southeast of the project site, while another larger camp facility is located further southeast (approximately ½-mile) at Howland's Landing.

Major projects in the area:	
Project/Case No.	Description and Status
<u>None</u>	
	<u> </u>

Reviewing Agencies: Responsible Agencies	Special Reviewing Agen	rias	Regional Significance	
		1363		
None	None		None	
Regional Water Quality Control	Santa Monica Mt	ns.	SCAG Criteria	
Board:	Conservancy			
Los Angeles Region	National Parks		Air Quality	
Lahontan Region	National Forest		☐ Water Resources	
Coastal Commission	Edwards Air For	ce Base	Santa Monica Mtns. Area	
Army Corps of Engineers	Santa Catalina Isl Conservancy	and		
Trustee Agencies	County Reviewing Agen	ucies		
None	Subdivision Com	ımittee		
State Fish and Game	DPW:			
State Parks				
Public agency approvals which	n may be required:			
Public Agency	Approval Required			
RWQCB (Los Angeles)	Waste Discharge Permi		<u>n)</u>	
California Coastal Commission	Coastal Development I	<u>'ermit</u>		
U.S. Army Corps of Engineers	Section 404 Permit			
Lead agency name and address	s: P	roject sponsor	's name and address:	
County of Los Angeles		Boy Scouts of America		
Department of Regional Planning	_	_	geles County Council	
320 West Temple Street		5525 Sherman V		
Los Angeles, CA 90012	V:	an Nuys, CA 90	0704	

Contact person and phone number: Shaun Temple, AICP, Senior Planner (213) 974-6462

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

		No	Imp	act						
IMPACT ANALYSIS		Less than Significant Impact								
SUMMARY MATRIX				Less than Significant Impact w/ Project Mitigation						
				Potentially Significant Impact						
Environmental Factor	Pg.					Potential Concern				
1. Aesthetics						Views, visual character				
2. Agriculture/Forest		\boxtimes				None				
3. Air Quality						Construction emissions				
4. Biological Resources						Sensitive terrestrial and marine habitat				
5. Cultural Resources				X		Known archaeological sensitivity, known archaeological site, and historic structures				
6. Energy			\boxtimes			Electrical demand increases				
7. Geology/Soils						Seismic risks, soil conditions				
8. Greenhouse Gas Emissions			\boxtimes			Greenhouse gas emissions increases				
9. Hazards/Hazardous Materials			\boxtimes			Pressurized propane tanks, wildland fire hazards				
10. Hydrology/Water Quality				X		Flood hazards, surface and groundwater quality				
11. Land Use/Planning		X				None				
12. Mineral Resources		X				None				
13. Noise			\boxtimes			Construction noise				
14. Population/Housing		X				None				
15. Public Services		\boxtimes				None				
16. Recreation			\boxtimes			Expansion of existing recreational facilities				
17. Transportation/Traffic		X				None				
18. Utilities/Services			\boxtimes			Wastewater discharges, water supply, utility infrastructure, solid waste disposal				
19. Mandatory Findings						Cultural and biological resources, cumulative effects, and				
of Significance				TET I		impacts on human beings				

	TERMINATION: (To be completed by the Lead Departmen the basis of this initial evaluation:	t.)			
	I find that the proposed project COULD NOT have a sig <u>NEGATIVE DECLARATION</u> will be prepared.	mificant effect on the environment, and a			
	I find that although the proposed project could have a sig will not be a significant effect in this case because revision agreed to by the project proponent. <u>A MITIGATED NE</u> prepared.	ns in the project have been made by or			
	I find that the proposed project MAY have a significant e ENVIRONMENTAL IMPACT REPORT is required.	ffect on the environment, and an			
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.				
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.				
Signa	nature Da	te			
Signa	nature Da	te			

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on: 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

Would the project:	Potentially Significant Impact	Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Be visible from or obstruct views from a regional riding or hiking trail?				
Refer to Attachment B. Explanation of Checklist Determinations.				
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?				
Refer to Attachment B, Explanation of Checklist Determinations.				
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?				
Refer to Attachment B, Explanation of Checklist Determinations.				

2. AGRICULTURE / FOREST

NV7	Potentially Significant Impact	Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impac
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?			n	
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				\boxtimes
Refer to Attachment B. Explanation of Checklist Determinations.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				

3. AIR OUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less I han Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
- '		_		_
a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	Ц			
Refer to Attachment B. Explanation of Checklist Determinations.				
b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?				
Refer to Attachment B, Explanation of Checklist Determinations.				
e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?				
Refer to Attachment B, Explanation of Checklist Determinations.				
f) Create objectionable odors affecting a substantial number of people?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impac
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?				
Refer to Attachment B, Explanation of Checklist Determinations. b) Have a substantial adverse effect on sensitive		\boxtimes		
natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
Refer to Attachment B, Explanation of Checklist Determinations.				

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?		
Refer to Attachment B, Explanation of Checklist Determinations.		
f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?		
Refer to Attachment B. Explanation of Checklist Determinations.		
g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.		

5. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:		F		•
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Disturb any human remains, including those interred outside of formal cemeteries?				
Refer to Attachment B, Explanation of Checklist Determinations.				

6. ENERGY

Would the project	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?				
Refer to Attachment B. Explanation of Checklist Determinations.				

7. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault.				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
ii) Strong seismic ground shaking?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
iii) Seismic-related ground failure, including liquefaction?			\boxtimes	
Refer to Attachment B. Explanation of Checklist Determinations.				
iv) Landslides?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Result in substantial soil erosion or the loss of topsoil?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
Refer to Attachment B. Explanation of Checklist Determinations.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
Refer to Attachment B, Explanation of Checklist Determinations.				

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		
Refer to Attachment B. Explanation of Checklist Determinations.		
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?		
Refer to Attachment B, Explanation of Checklist Determinations.		

8. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impac
a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.				
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?				

Refer to Attachment B, Explanation of Checklist Determinations.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impac
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?		x)	,	\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Refer to Attachment B, Explanation of Checklist Determinations.		ST		
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
Refer to Attachment B. Explanation of Checklist Determinations.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				

Refer to Attachment B. Explanation of Checklist Determinations.			
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?			
Refer to Attachment B, Explanation of Checklist Determinations.			
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:			
Refer to Attachment B, Explanation of Checklist Determinations.			
i) in a Very High Fire Hazard Severity Zones (Zone 4)?			
Refer to Attachment B, Explanation of Checklist Determinations.			
ii) in a high fire hazard area with inadequate access?		\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.			
iii) in an area with inadequate water and pressure to meet fire flow hazards?			
Refer to Attachment B, Explanation of Checklist Determinations.			
iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?			
Refer to Attachment B. Explanation of Checklist Determinations.			

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impaci
Would the project:	,	,	,	
a) Violate any water quality standards or waste discharge requirements?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
Refer to Attachment B, Explanation of Checklist Determinations.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?				
Refer to Attachment B, Explanation of Checklist Determinations.				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?				

Refer to Attachment B, Explanation of Checklist Determinations.			
g) Conflict with the Los Angeles County Low Impact Development_Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?			
Refer to Attachment B, Explanation of Checklist Determinations.			
h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?			
Refer to Attachment B, Explanation of Checklist Determinations.			
i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? Refer to Attachment B, Explanation of Checklist Determinations.			
j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?			
Refer to Attachment B, Explanation of Checklist Determinations.			
k) Otherwise substantially degrade water quality?		\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.	٠		
l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?			
Refer to Attachment B. Explanation of Checklist Determinations.			
m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?			
Refer to Attachment B, Explanation of Checklist Determinations.			
n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			
Refer to Attachment B. Explanation of Checklist Determinations.			

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?		
Refer to Attachment B. Explanation of Checklist Determinations.		

11. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Be inconsistent with the zoning designation of the subject property?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?				
Refer to Attachment B. Explanation of Checklist Determinations				

12. MINERAL RESOURCES

	Potentially Significant Impact	Less I nan Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	•	•	•	•
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
Refer to Attachment B. Explanation of Checklist Determinations				

13. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08)_or the General Plan Noise Element?				
Refer to Attachment B. Explanation of Checklist Determinations.				
b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?				
Refer to Attachment B. Explanation of Checklist Determinations.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?				
Refer to Attachment B, Explanation of Checklist Determinations.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
Refer to Attachment B, Explanation of Checklist Determinations.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				
Refer to Attachment B. Explanation of Checklist Determinations.				

14. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Cumulatively exceed official regional or local population projections?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Displace existing housing, especially affordable housing?				\boxtimes
Refer to Attachment B. Explanation of Checklist Determinations.				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				
Refer to Attachment B. Explanation of Checklist Determinations.				

15. PUBLIC SERVICES

	Potentially Significant Impact	Less I nan Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				
Refer to Attachment B, Explanation of Checklist Determinations.				
Sheriff protection?			\boxtimes	
Refer to Attachment B, Explanation of Checklist Determinations.				
Schools?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
Parks?				\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.				
Libraries?				\boxtimes
Refer to Attachment B. Explanation of Checklist Determinations.				
Other public facilities?				\boxtimes
Refer to Attachment B. Explanation of Checklist Determinations.				

16. RECREATION

a) Would the project increase the use of existing	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Would the project interfere with regional open space connectivity?				
Refer to Attachment B. Explanation of Checklist Determinations.				

17. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.				
Refer to Attachment B. Explanation of Checklist Determinations.				
b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
Refer to Attachment B. Explanation of Checklist Determinations.				

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		
Refer to Attachment B, Explanation of Checklist Determinations.		
f) Result in inadequate emergency access?		\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.		
g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		
Refer to Attachment B, Explanation of Checklist Determinations.		
h) Decrease the performance or safety of alternative transportation facilities?		\boxtimes
Refer to Attachment B, Explanation of Checklist Determinations.		

18. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impaci
Would the project:		Incorporated	zuspaci	шрас
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?				
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
Refer to Attachment B, Explanation of Checklist Determinations.				
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?				
Refer to Attachment B, Explanation of Checklist Determinations.				
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?				
Refer to Attachment B, Explanation of Checklist Determinations.				

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			
Refer to Attachment B, Explanation of Checklist Determinations.			
g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			
Refer to Attachment B, Explanation of Checklist Determinations.			
h) Comply with federal, state, and local statutes and regulations related to solid waste?		\boxtimes	
Refer to Attachment B. Explanation of Chachlist Determinations			

19. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Refer to Attachment B, Explanation of Checklist Determinations.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
Refer to Attachment B, Explanation of Checklist Determinations.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				
Refer to Attachment B. Explanation of Checklist Determinations.				

ATTACHMENT A: PROJECT DESCRIPTION

A. INTRODUCTION

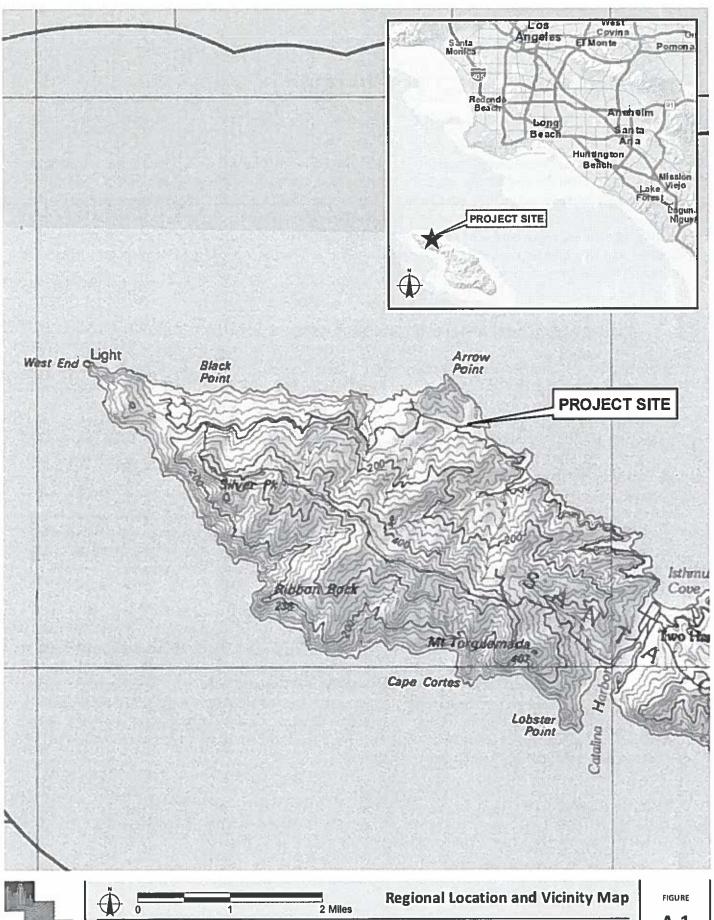
The Western Los Angeles County Council of the Boy Scouts of America (BSA) is proposing to improve its existing Camp Emerald Bay facility on Santa Catalina Island through implementation of the 2016 Camp Emerald Bay Master Plan (the proposed project). The proposed 2016 Master Plan is intended to replace the current Master Plan for the facility that was approved in February 2001, and includes removal of several existing structures, replacement of various structures and facilities, and addition of new structures and facilities, and would be implemented over a period of up to 20 years in order to provide adequate capacity to meet anticipated camp program demands.

B. PROJECT LOCATION AND SURROUNDING USES

The project site is located on the northeastern coast of Santa Catalina Island, in unincorporated Los Angeles County, approximately three miles northwest of Two Harbors (Isthmus Cove). The developed camp area is approximately 17 acres in size, though BSA's camp lease-holds from the Santa Catalina Island Conservancy and the Santa Catalina Island Company total approximately 110 acres; specifically, BSA leases approximately 50 acres of Lot 100 (APN 7480-039-011) from the Santa Catalina Island Conservancy and approximately 60 acres of Lot 99 (APN 7480-039-010) from the Santa Catalina Island Company, while Lots 99 and 100 comprise over 1,040 acres in total. The project site is surrounded by undeveloped open space to the southwest, and northwest, and the Pacific Ocean to the northeast; however, the Corsair Yacht Club operates a small clubhouse facility approximately 300 feet to the southeast of the project site, while another larger camp facility is located further southeast (approximately ½-mile) at Howland's Landing. The location of the project site is illustrated in Figure A-1, Regional Location and Vicinity Map, below, while an aerial photograph with surrounding land uses is provided below in Figure A-2, Aerial Photograph.

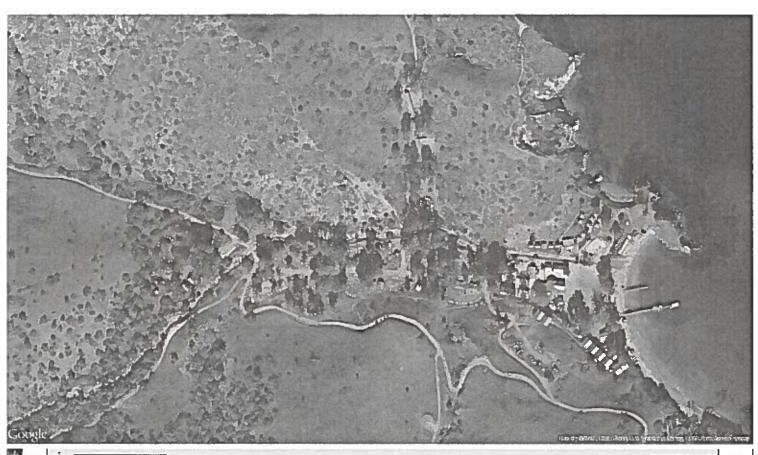
C. LAND USE AND ZONING DESIGNATIONS

The eastern portion of the project site is zoned Resort and Recreation (R-R), while the western portion of the camp is zoned Open Space (O-S). The eastern and western portions of the project site are designated as Organized Camps and Special Facilities (C/SF) and Open Space/Conservation (OS/C), respectively, in the Los Angeles County General Plan, and the majority of the camp is located within Los Angeles County Significant Ecological Area (SEA) No. A17, Johnson's Landing (Santa Catalina Island). Additionally, the project site is located within the boundaries of the Santa Catalina Island Local Coastal Plan (LCP) and is also subject to the Santa Catalina Island Specific Plan (County Ordinance 89-0148).



PCR

Camp Emerald Bay 2016 Master Plan Source: USGS Topographic Series (Santa Catalina West, Santa Catalina North, CA); ESRI, 2011; PCR Services Corporation, 2016. A-1



PCR

A erial Photograph

Corp Browde 1 or 1918 deser Fee

Corp Browde 1 or 1918 deser Fee

Corp Browde 1 or 1918 deser Fee

A-2

D. PROJECT BACKGROUND AND EXISTING SITE CONDITIONS

1. Camp History and Existing Master Plan Improvements

The existing camp opened in 1924 and has been in continuous operation since that time, with the exception of two years during World War II. Per the effective Coastal Development Permit (No. 99-038-(4)) for the Camp Master Plan that was approved by the Regional Planning Commission on October 11, 2000, the camp is currently permitted to accommodate up to 375 persons at one time (PAOT). However, due to growth and ongoing expansion of programs at the camp, during peak summer weeks, the facility has been adequately accommodating a maximum occupancy approaching, and sometimes exceeding, 900 PAOT. The existing camp includes various structures for camper and staff housing, food preparation and dining, restrooms/showers, camp sites, materials and equipment storage, facilities maintenance, and other associated improvements. Specifically, existing uses are summarized below in Table A-1, Summary of Existing Uses. Existing uses to remain on-site are shown in grey in Figure A-3, Camp Emerald Bay 2016 Master Plan, below, while the footprints of existing uses that are to be removed or relocated are shown as purple dashed lines.

Table A-1 Summary of Existing Uses

35 N-	Turning to Describe to	Ougatitu	Square Feet	No. of Beds	No. of Stories
Map No.	Improvement Description	Quantity	8.400	No. of Beus	1
1	Dining Hall and Kitchen	1		-	
1A	Dining Hall Covered Porch & Deck	1	8,050	2	1
2	Infirmary/Health Lodge	1	500	 	1
3	Landon Ship's Store	1	1,352	•	2
4	Pardee Craft Center	1	1,352	-	2
5	The Helm/Conference Room	1	890	-	1
6	Lanning Residence/Facilities Manager Residence	1	2,050	4	1
7	Eagle's Nest/Housing	1	676	6	1
7A	Light House/Housing	1	676	6	1
7B	Chart House/Housing	11	728	6	1
8	1987/Camper Housing	15	224	8 each	1
8A	2004/Camper Housing	6	252	B each	1
9	Pottery Pad	1	10	-	0
10	Pennington Marine Science Center (MSC)	1	2,200	•	2
10A	Pennington MSC Bridge	1	-	-	-
11	Gregory F. Schem Pier Complex	1	-	-	3592
11A	Lee Harrison Pier	1	5	-	1070
11B	Floating Docks	2	-	-	-
11C	Dinghy Docks	20	-	-	1
12	Lifeguard Tower	1	-	-	1
12A	Waterfront Shed/Portable Storage	1	120	-	1
13	Water Tank	1	-	•	-
14	Chapel/Stage	1	-	-	•
15	Solursh Field Sports Area/Archery Range	1	1,400	•	1
16	Solursh Field Sports Area/Rifle Range	1	1,400	-	1
17	Solursh Field Sports Area/Shotgun Range	1	-	•	1
18	Bucket/Storage	1	495	-	1
18A	Gail/Storage	1	495	14	1
19	Mid/Back Camp Shower Buildings	2	480		1
20	Mid/Back Camp Restroom Buildings	2	480	74	1

21	Campfire Restroom	1	80	-	1
22	Fuel Shed/Flammable Storage	1	120		1
24A	Eco Cabin	1	320	12 each	1
25	Troop 223 Restroom Complex	1	448	•	1
28	Staff Housing	6	728	up to 16 each a	2
29	Ashkar Pavilion/Shade Structure	1	1,950	-	1
34	Helicopter Pad	1	-	-	-
35	Microwave Antenna	1	-	-	-
35B	Internet Antenna	1	-	-	-
37	Plaza/Hardscape	1	-		•
40	Kayak Racks/Portable Storage	7	144	-	-
41	Garden	1	3,200	-	-
43	Propane Farms	2	-	-	-
44	Scoutcraft Program Area	1	-	-	-
47	Parade Ground/Activity Field	1	-		-
50	Shooting Sports/High Adventure/Tents/Plumbing (Storage Containers)	4	160	•	1
51	Archery Range Shed/Storage	1	96		1
52	Electrical/Storage Container	1	80	-	1
53	Snorkel Shed/Portable Storage	1	120	-	1
53B	Program Shed/Portable Storage	1	120	•	1
53C	Waterfront Shed/Portable Storage	1	120	-	1
55	Nature/Scoutcraft Shed (Storage)	3	120	-	1
57	Campfire Circle	1	-		-
58	South Hill Shower	1	400	•	1
59	South Hill Bathroom	1	400	•	1
60	South Hill Terrace	1	4,500	-	-
k	Boat House/Facilities Center (to be removed)	1	1,289		1
1	Shower (to be removed)	1	400		1
m	Restroom (to be removed)	1	400		1
0	A-frames (to be removed)	4	150	-	1

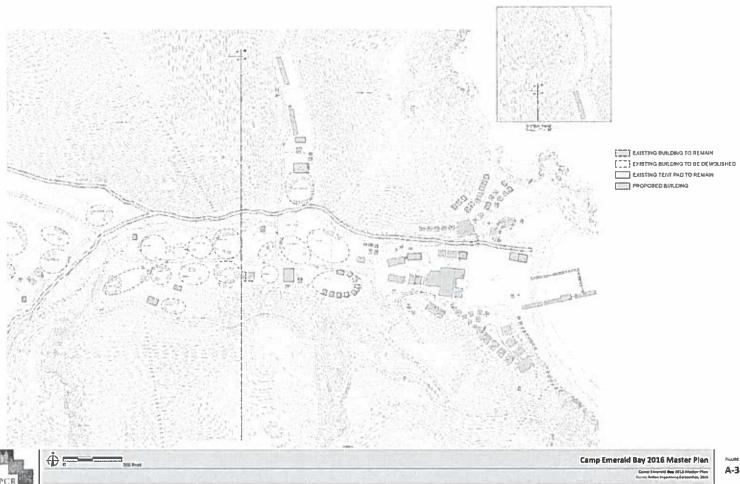
Notes:

Cabin 1 has 2 bedrooms upstairs (2 to 4 beds) and 3 bedrooms downstairs (3 to 6 beds); Cabin 2 has 3 bedrooms upstairs and 3 bedrooms downstairs (3 to 6 beds on each floor); Cabin 3 has 2 bedrooms upstairs (2 to 4 beds) and 3 bedrooms downstairs (3 to 6 beds); Cabin 4 has 3 bedrooms upstairs and downstairs (3 to 6 beds on each floor); and Cabins 5 and 6 each have 16 beds per cabin.

Source: Bolton Engineering Corporation, 2016

2. Existing Camp Operations

The existing camp operates 24-hours a day, seven days a week, from early March to mid-November, with few, if any, activities or occupancy from mid-November through February. Peak camp usage generally occurs in mid-summer from late June through August, when Boy Scout summer programs are taking place; the camp currently hosts around 5,000 Boy Scout campers per summer during the 11-week peak period. The camp also offers spring and fall programs for BSA and non-BSA-related programs and activities, such as Cub Scout and YMCA events/programs, outdoor education, business conferences, church retreats, club functions, weddings, and other events.



The camp offers a multitude of facilities and activities for use by the Boy Scouts and non-BSA-affiliated groups, including the following:

- Kayaking/canoeing
- Scuba diving/snorkeling
- Marine Science Center education
- Archery Range, rifle range, and shotgun range
- Handicrafts
- Hiking
- **Fishing**
- **Swimming**
- Various team-building events and competitions

3. Existing Utilities and Infrastructure

The existing camp is provided with domestic water and electricity through the local purveyor, Southern California Edison (SCE). SCE has indicated that it will continue to provide domestic water service to the facility, the camp's current demand for which typically peaks at approximately 10,000 gallons per day during the middle of the summer, when camp occupancy is highest. BSA records for the camp indicate that water and energy consumption have steadily declined in recent years due to conservation measures implemented at the facility, including low-flow faucets and showerheads, water-efficient toilets and appliances (e.g., dishwashers, washing machines), as well as energy-efficient appliances and lighting. The camp currently has a 100,000-gallon water tank to store water for use at the facility, 40,000 gallons of which are reserved for firefighting purposes. An existing on-site septic system adequately serves the current wastewater treatment requirements of the camp, while a number of propane tanks provide fuel for cooking and water/space heating; the propane tanks are refilled by delivery trucks as needed. Additionally, solid waste and recyclable materials are collected on-site and transported by boat for ultimate disposal and processing, respectively, at appropriate facilities on the mainland.

E. DESCRIPTION OF PROPOSED PROJECT

1. Proposed 2016 Master Plan Improvements

As stated above, the 2016 Camp Emerald Bay Master Plan (the proposed project) would amend the existing approved Master Plan to allow for additional improvements at the facility and the long-term operation of camp programs. The proposed 2016 Master Plan would build upon the existing Master Plan, and would provide a number of improvements, including camper and staff housing, restroom/shower/laundry facilities, maintenance facilities, campsites, recreational and educational facilities, and a variety of infrastructure improvements. Proposed improvements included in the 2016 Master Plan are summarized below in Table A-2, Summary of Proposed Master Plan Improvements, and are shown in orange in Figure A-3 above.

As noted previously, these improvements would be prioritized by BSA and would be implemented at the project site as needed to meet future camp demands. It is anticipated that only two, on average, of the above-listed improvements would be constructed in a given year, with full implementation of the 2016 Master Plan anticipated within a maximum of 20 years.

Camp Emeraid Bay 2016 Master Plan **County of Los Angeles ESA PCR** A-7

Table A-2
Summary of Proposed Master Plan Improvements

			Square		No. of
Map No.	Improvement Description	Quantity	Feet	No. of Beds	Stories
5A	The Helm/Porch (replace/expand existing porch)	1	800	-	-
18C	Parking Area (3 Standard/1 Handicapped Accessible)	1	500	-	-
22	Fuel Shed (Flammable Storage)	2	120	-	1
23	Bike Shop (Storage/Program Facility)	1	1,000	-	1
24	Camper Housing	21	320	12 each	1
25A	Campsite Shower/Restroom Complexes	3	448	-	1
26	Environmental Learning Center	1	1,950	-	1
30	Scuba/Snorkel Center/Shade Structure/Storage	1	1,000		1
30B	Scuba/Snorkel Center/Shade Structure/Storage Deck	1	1,000	-	-
31	Administration Offices	1	1,352	-	2
33	Wind Farm	1	-	-	-
36	Stream Bank Stabilization	5	-	•	-
42	Facilities Yard/Facilities Center	1	40,000°	-	-
42A	Boat House/Facilities Center	1	2,016	-	2
42B	3 Yard Dumpsters	7	-	-	-
42C	Cardboard Bailer (relocation)	1	20	-	-
42D	Dumpster (relocation)	1	160	-	-
42E	Leanto	1	800	-	1
43	Propane Farms	2	-	-	-
45	Back-Up Generator	1	50	-	-
46	Fieldsports Bathroom	1	80	-	1
P	Campsites/Palapas	15	240	-	1

Notes:

Source: Bolton Engineering Corporation., 2016

2. Proposed Operations

As discussed above, per BSA's current CUP for the property, the existing camp is permitted to accommodate a maximum of 375 PAOT, but has been operating with between 600 and 900 PAOT in recent years. In order to be in compliance with permit requirements, BSA is requesting approval of the proposed 2016 Master Plan and associated Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to allow up to 950 PAOT to accommodate current and future camp demands.

Activities at the camp would not notably change relative to existing conditions, as the camp would simply accommodate more occupants at any one time.

3. Proposed Utilities and Infrastructure

Domestic water and electricity service would continue to be provided to the camp by SCE. Propane distribution and solid waste/recycling activities would be similar to existing conditions, the existing cardboard bailer and dumpsters could be relocated on-site under the proposed Master Plan.

This square footage is ground surface area for the facilities/maintenance yard and does not include structural square footage.

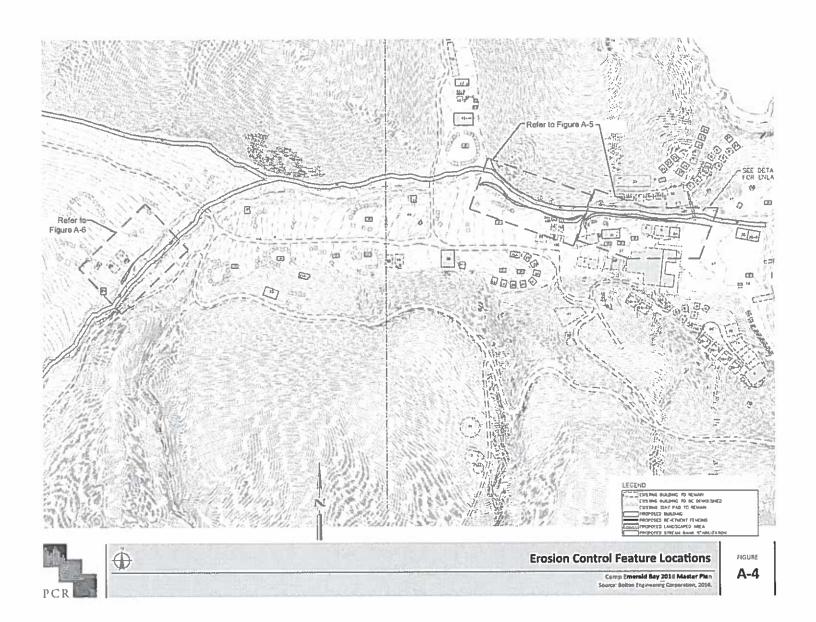
In order to accommodate the proposed PAOT increase, the proposed Master Plan also includes expansion of the private septic system currently serving the camp. Additionally, drainage improvements to the existing on-site drainage would also be implemented, which would entail the installation of stream bed and bank improvements to stabilize soil and minimize the potential for adverse flooding or water quality effects. The proposed stream bank improvements are illustrated below in **Figure A-4**, *Erosion Control Feature Locations*, and **Figures A-5 and A-6**, *Erosion Control Feature Cross-Sections*. Such drainage improvements would be subject to review and approval by various resource agencies, including the California Department of Fish and Wildlife, which requires issuance of a Streambed Alteration Agreement (SAA) for modifications to stream beds or banks within jurisdictional features (i.e., streams, wetlands, other regulated drainage features).

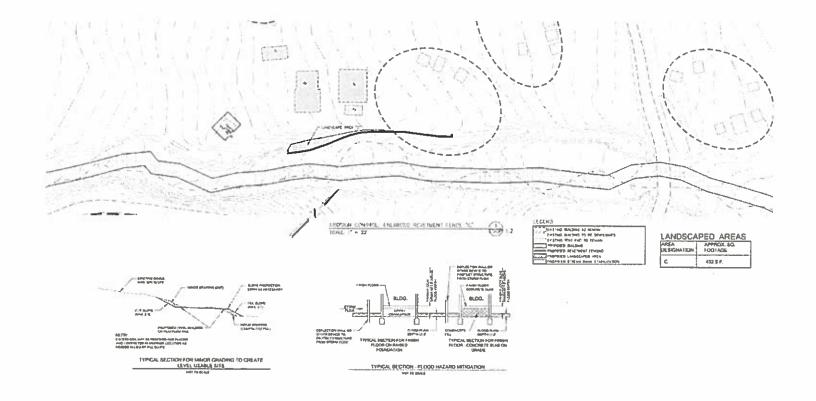
4. Landscaping Plan

The addition of proposed improvements to the camp requires the removal of vegetation from the area surrounding structures in order to comply with fire safety regulations. The removal of vegetation would occur within designated fuel modification zones. However, as part of the proposed Master Plan, a landscaping plan would also be implemented, which provides ground cover for soil stabilization/erosion control, habitat for wildlife, canopy trees for shade, and shrubs and trees for visual screening. The fuel modification/vegetation removal zones and the proposed landscaping features to be implemented concurrent with the proposed Master Plan are shown in **Figure A-7**, *Landscaping Plan*, below.

The Fuel Modification Plan for Camp Emerald Bay, which is subject to review and approval by the Los Angeles County Fire Department (LACFD), requires that defensible space be provided around existing and proposed structures by removing or thinning vegetation and providing irrigation to minimize wildfire risks. As noted above, and shown in Figure A-7, the Fuel Modification Plan requires the establishment and maintenance of fuel modification zones, as described below:

- 1. Zone A Setback Area: In closest proximity to combustible structures and heavy use areas, extending outward at least 20 feet from all structures. Vegetation limited to ground covers, green lawns, or chip mulch most of the year. Grasses and weeds trimmed to within three inches, and fine fuels removed as needed. Areas having endemic plants and/or selected ornamental landscaping will receive regular maintenance and irrigation to maintain healthy vegetation with high moisture content.
- 2. Zone B Irrigation Zone: Extending outward 20 to 30 feet from Zone A, based on the perceived fire threat. This zone will include greater emphasis on native plant landscaping, with moderate increase in vegetation. Individual plants maintained free of dead wood, periodically thinned to reduce fuel load, and distributed in a mosaic pattern.



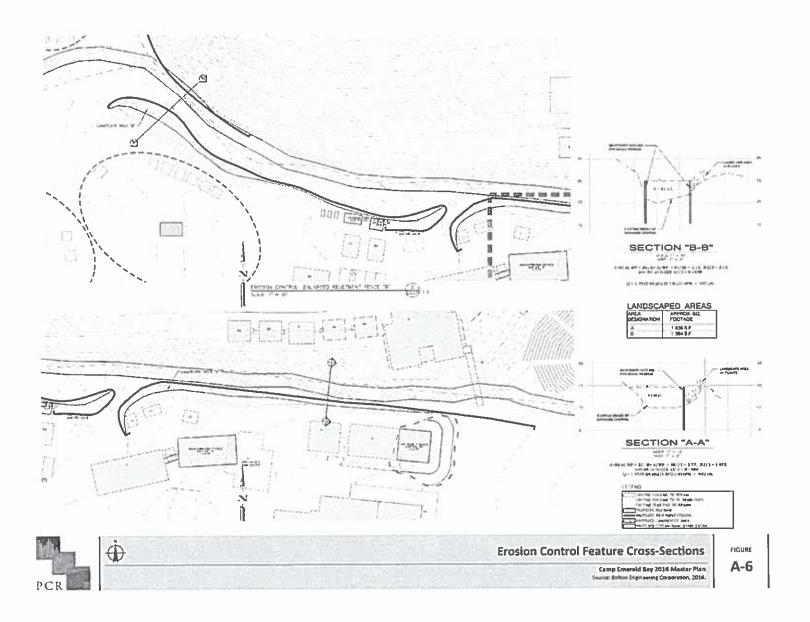


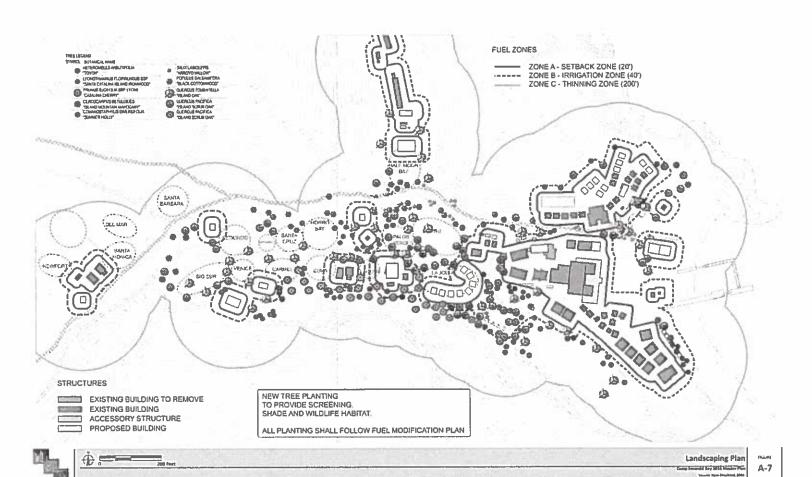




Erosion Control Feature Cross-Section

Camp Emerald Bay 2016 Master Plan Source: Bolton Engineering Corporation, 2016, FIGURE





3. Zone C - Thinning Zone: Extending outward from Zone B for up to 160 feet. Annual removal and/or thinning of all dead or dying vegetation. All grasses cut to a height of three inches and ground covers to 18 inches. Trees and free-form shrubs trimmed up to one-third of their height (maximum of six feet above ground level). All ladder fuels and dead wood removed from larger shrubs that are to remain. Debris and trimmings removed from the site, or shipped and distributed as ground cover to a maximum depth of five inches.

E. CONSTRUCTION SCHEDULE AND PHASING

Construction of the proposed Master Plan improvements would occur incrementally over a period of up to 20 years, with an average of two improvements being implemented in any given year. Given the remote location of the project site and associated difficulty in transporting extensive amounts of materials and equipment, construction activities at the camp are relatively low-intensity, with typical construction equipment consisting of an on-site concrete mixer/pump, a backhoe/loader, and forklift. It is assumed that all construction activities on-site would occur during the off-season (mid-November through February), when no occupants are present on-site, and would occur for 11 hours per day (7 a.m. to 6 p.m.), six days per week (Monday through Saturday).

F. NECESSARY APPROVALS

It is anticipated that approval required for the proposed project would include, but may not be limited to, the following:

- Coastal Development Permit (per LACC 22.46.550.H, to authorize the phased development proposed under the 2016 Master Plan, including the proposed increase in camp PAOT to 950 persons);
- Conditional Use Permit (to authorize development in a Significant Ecological Area; development of non-residential buildings exceeding 400 sq. ft. of floor area in the Open Space/Conservation land use district [Lot 100] of the Santa Catalina Island Specific Plan; installation of flood control facilities; and to authorize a cumulative total of more than 500 cubic yards of grading in conjunction with the improvements proposed under the Master Plan per LACC 22.46.430.A.1);
- U.S. Army Corps of Engineers Section 404 Permit (if required) or letter stating "No Permit Needed";
- California Department of Fish and Wildlife Section 1602 Streambed Alteration Agreement (if required);
- State Water Resources Control Board Section 401 Water Quality Certification (if required) or letter stating "No Permit Needed";
- Los Angeles County Fire Department-approved Fuel Modification Plan and letter of agreement for variations (if required); and
- Other permits and approvals as deemed necessary.

EXPLANATION OF CHECKLIST DETERMINATIONS

1. AESTHETICS

Would the project:

a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?

Less Than Significant Impact. The proposed 2016 Master Plan would result in the long-term, incremental expansion of the Camp Emerald Bay facility, and the majority of the proposed improvements would be within the existing development footprint of the camp. The project site is located on the largely undeveloped Santa Catalina Island, and the camp itself is surrounded by undeveloped hillsides with several public trails traversing the area, from which views of and across the camp are available. However, no designated scenic highways, corridors, or scenic ridgelines are located on Santa Catalina Island, and therefore no impacts to such resources could occur from project implementation. With regard to scenic hillsides, such resources are defined as areas with slopes greater than 25 percent, development on which is regulated by the County's Hillside Management Ordinance. However, no portion of the project site is located within any of the County's designated Hillside Management or Ridgeline Management Areas. Furthermore, implementation of the proposed 2016 Master Plan would place new structures or replace existing structures within the development footprint of the existing camp, which is located at lower elevation on relatively flat topography, and would fit into the existing visual context of the camp. In addition, the proposed Master Plan would also implement a comprehensive landscaping plan concurrent with the development of additional improvements, which would serve to provide further visual relief from surrounding areas.

Additionally, the 2016 Master Plan would not conflict with the view protection requirements of the Santa Catalina Island Specific Plan, specifically Section 22.46.520. No structures or other development would be located within 75 feet of a ridgeline, and no development would occur on or near any promontories, caves, rock outcroppings, or distinctive geologic formations, including the rock outcropping at the northeast corner of the camp known as "Doctor's Point." Furthermore, no buildings would be constructed on-site that would be silhouetted above the horizon when viewed from a distance of 100 feet offshore, given the one- to two-story proposed structural heights, and structures would be designed and constructed with a consistent architectural design, as is the case with other recent improvements implemented under the approved Master Plan. Given that the proposed improvements would be implemented as part of the overall 2016 Master Plan, future structures would be designed to ensure that their size, height, length, and/or bulk are compatible with the natural and manmade features of the surrounding area. Finally, development proposed within cove areas on-site would be designed to avoid building congestion and minimize alteration of significant views of the ocean, major ridgelines, distinctive geologic and topographic features, important stands of endemic vegetation, natural streams and riparian habitats (as described above), subject to review and approval by the County. As such, the 2016 Master Plan would serve to protect scenic and other resources as required by

Overall, the proposed improvements would not create any substantial adverse effects related to hillside areas surrounding the project site; therefore, impacts to scenic vistas or other County-designated scenic resources would be less than significant.

b) Be visible from or obstruct views from a regional riding or hiking trail?

Less Than Significant Impact. The proposed 2016 Master Plan would include physical improvements to the existing camp that would be consistent with the type, scale, and character of the existing development on-site, and would occur within the existing footprint of the disturbed portion of the project site. While various hiking and biking trails are located along the ridgelines and hillsides throughout the project area, and the project site is visible from several vantage points along these trails, the proposed improvements would not obstruct any views from these locations. This is because the proposed improvements would be constructed between or adjacent to existing development on-site, and would be visually consistent with existing structures. Further, the proposed improvements would also visually screened from higher elevations by existing vegetation at the camp, as well as by landscaping provided as part of project implementation, as illustrated in the project's landscaping plan. Given the nature of the proposed structures and other improvements, the "infill" approach to expanding the camp's facilities under the proposed 2016 Master Plan, and the implementation of the project's landscaping plan, the proposed project would result in less than significant impacts associated with views from regional riding or hiking trails, or obstruction of such views.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?

Less Than Significant Impact. The proposed project would not result in significant physical effects to onor off-site trees, rock outcroppings, or undeveloped or undisturbed areas; and no historic buildings have been identified on or near the project site (refer to Response 5.a), below, regarding Historic Resources). While some individual trees would be removed as part of the proposed Master Plan, these trees would be limited to existing eucalyptus and other non-native trees, and would be replaced in kind with native species, per the proposed Landscape Plan. Further, as discussed in Response 1.a), above, the proposed project would involve construction of new structures and replacement of existing structures within the existing development footprint of the camp. The proposed improvements would be implemented over the 20-year Master Plan timeframe, and therefore new structures would be phased in over time on an as-needed basis, thereby provided a smooth progression of growth on-site. Despite the overall growth in facilities at the camp over the life of the Master Plan, the effect on scenic resources in the area would be minimal given the existing extent of camp improvements, existing vegetation that provides visual relief for on-site structures, and the infill nature of the proposed structural additions. Furthermore, the proposed features would only be visible from various locations at higher elevations to the immediate north, south, and west, as the project site is not readily visible from locations beyond the surrounding hillsides. While the proposed improvements would be visible from the ocean, their design and location would be consistent with existing camp structures in terms of architecture, massing, height, and visual character. As such, given the lack of notable scenic resources in the area, and the limited scale and intensity of the proposed Master Plan improvements, impacts to scenic resources would be less than significant.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Less Than Significant Impact. The proposed 2016 Master Plan improvements would be consistent with the existing structural heights, bulk, pattern, scale, and character of the camp. The proposed project is intended to expand the operating capacity of the facility in order to meet growing demands, and therefore the proposed improvements would complement and expand the existing uses on-site, and are intended to be visually consistent and compatible with existing structures. The improvements would be phased into the existing camp over a period of up to 20 years, with incremental structural additions being periodically integrated into the facility. Based on the relatively low intensity of this incremental development, the visual consistency of proposed structures with existing facilities, and the provision of extensive landscaping as part of the proposed improvements, implementation of the 2016 Master Plan is not anticipated to substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features. Therefore, impacts would be less than significant in this regard.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The proposed 2016 Master Plan would entail the addition of new structures and other facilities, as well as replacement of some existing structures. Proposed lighting would be relatively low-intensity given the rural nature of the camp and its surroundings, consistent with existing lighting. While additional lighting would be provided on-site in association with new structures, the overall effect of such additional light sources would be minimal given the general low-intensity of lighting at the camp and the long duration over which additional light sources would be installed (i.e., over the life of the Master Plan, or up to 20 years). Therefore, lighting impacts are anticipated to be less than significant. Similarly, the proposed improvements would not include features that would generate substantial amounts of daytime glare, such as large expanses of windows or polished surfaces. The future improvements would be visually consistent and compatible with existing structures, which do not include such glare-generating features. As such, it is expected that implementation of the proposed 2016 Master Plan would not create new sources of substantial glare, and therefore impacts in this regard would be less than significant.

2. AGRICULTURE / FOREST

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is located on Santa Catalina Island and is characterized by the existing camp facility and surrounding undeveloped open space. No land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on or near the project site. Additionally, no agricultural activities, including livestock grazing, currently occur on-site or in the project vicinity. As such, no impacts to existing farmland or agricultural activities would occur.

ESA PCR

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

No Impact. Per the Los Angeles County Zoning Code, the eastern portion of the project site is zoned Resort and Recreation (R-R) and the western portion of the site is zoned Open Space (O-S); no portion of the project site is designated as an Agricultural Opportunity Area or enrolled in a Williamson Act contract. As such, no impacts would occur in this regard.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?

No Impact. As noted above in Response 2.c), the project site is zoned Resort and Recreation (R-R) and Open Space (O-S) in the County's Zoning Code; no portion of the project site is designated as forest land or zoned as Timberland Production. Therefore, no impacts to forest land or timber resources would result from implementation of the proposed project.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. No forest land or timber resource areas exist on or near the project site. As such, there would be no potential for the proposed project to affect such resources. No impacts would occur in this regard.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There are no agricultural operations or activities currently occurring on-site or in the vicinity of the project site, and no portion of the project site is designated for agricultural activities or timber harvesting. Accordingly, the proposed project would not have any potential to convert farmland or forest areas to non-agricultural or non-forest use, respectively. No impacts would occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Air quality calculations and other relevant data are included as Appendix A of this Initial Study.

Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?

No Impact. The project site is located within the 6,745-square-mile South Coast Air Basin (SoCAB). The South Coast Air Quality Management District (SCAQMD) is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone, -PM₁₀, and PM_{2.5}). The project would be subject to the SCAQMD's Air Quality Management Plan (AQMP). The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment.¹ With regard to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPG), which includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation control portions of the AQMP and are utilized in the preparation of the air quality forecasts and consistency analysis included in the AQMP. Both the RCPG and AQMP are based on projections originating with County and City General Plans.

A project is consistent with the AQMP if it is consistent with the population, housing and employment assumptions that were used in the development of the AQMP. The proposed project does not increase population, housing or employment in the region. In addition, the proposed project is consistent with local zoning ordinances. Therefore, the proposed project would be consistent with projections in the AQMP. In addition, as further discussed below, project implementation would not exceed any ambient air quality standards or thresholds. Therefore, the proposed 2016 Master Plan would not conflict with or obstruct implementation of the SCAQMD's AQMP, it can be concluded that the proposed project would result in no impact related to implementation of the SCAQMD's AQMP.

The Congestion Management Program (CMP) was enacted by the Metropolitan Transportation Authority (Metro) to address traffic congestion issues that could impact quality of life and economic vitality. The intent of the program is to provide an analytical basis for transportation decisions throughout the state. An analysis is required at all CMP monitoring intersections for which a project is projected to add 50 or more trips during any peak hour. In addition, analysis is required for all freeway segments for which a project is projected to add 150 or more hourly trips, in each direction, during the peak hours analyzed.

Although the proposed 2016 Master Plan will increase the number of people at one time (PAOT) permitted at the camp from 375 (an arbitrarily low number) to 950, camp capacity has been running at about 600 to 700 PAOT for the past approximately 15 years, peaking at approximately 900 PAOT during peak summer periods in more recent years. There will be no new car trips generated at the site. Campers take a ferry over to Catalina Island and then are transferred to the camp site in smaller boats. Therefore, the additional PAOT

Camp Emerald Bay 2016 Master Plan

SCAG serves as the federally designated metropolitan planning organization (MPO) for the southern California region.

will not increase the number of trips to the camp during any peak hour by 50 or more and further analysis is not required. Thus, the proposed project would not conflict with or obstruct implementation of the CMP.

Based on the above discussion of applicable air quality plans, implementation of the proposed project would result no impacts to applicable air quality plans.

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?

Less Than Significant Impact. As indicated above, the project site is located within the SoCAB, which is characterized by relatively poor air quality. State and federal air quality standards are often exceeded in many parts of the SoCAB, including those monitoring stations nearest to the project location. The proposed project would contribute to local and regional air pollutant emissions. However, the project would not exceed Federal or State's criteria for regional significance based on the following analysis, and implementation of the project would result in less than significant impacts with project design features. The project would not violate any applicable federal or state air quality standards or contribute substantially to an existing or projected air quality violation, and therefore would be less than significant.

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?

Less Than Significant Impact. According to the following analysis, emissions from the project's construction activities and operation would fall below regional SCAQMD/Antelope Valley AQMD significance thresholds and no localized impacts from construction or operation activities would occur. Therefore, the project would not violate an air quality standard or contribute significantly to an existing or projected air quality violation with incorporation of required dust control strategies, and impacts would be less than significant and no mitigation measures would be necessary.

Construction

Construction has the potential to create regional air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the project site. In addition, fugitive dust emissions would result from site preparation and construction activities. Mobile source emissions, primarily particulate matter (PM) and nitrogen oxides (NO_X), would result from the use of construction equipment such as loaders, forklifts, mixers, and haul trucks. During the finishing phase, paving operations and the application of architectural coatings (i.e., paints) and other building materials would release volatile organic compounds (VOC_S). Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions.

Regional Impacts

The 2016 Camp Emerald Bay Master Plan Project proposes improvements to existing facilities as well as construction of new facilities to several areas within the camp. Short-term air quality impacts are anticipated during grading and construction activities associated with implementation of the proposed project. Temporary air emissions would result from the following activities:

- Particulate (fugitive dust) emissions from grading; and
- Exhaust emissions from the construction equipment and the motor vehicles of the construction crew;
 and
- Evaporative emissions from architectural coatings and pavings.

Construction of individual projects would occur on an as needed basis to meet future camp demands. It is anticipated that on average, two camp improvements would be implemented in a given year, with full implementation of the 2016 Master Plan anticipated within a maximum of 20 years. The precise construction schedule and sequencing of individual projects is presently unknown, as they will be completed on an as-needed basis over approximately 20 years. Identified improvements consisting of enhancements to existing facilities without notable construction activity result in negligible emissions and impacts. The project's construction activities would be relatively minor, some projects requiring only minor grading, while some projects may require more extensive grading and building construction (including paving). Construction equipment expected to be utilized for these projects include: a concrete mixer/pump, a backhoe/loader, and a forklift. Construction activities would occur during the camps off-season (mid-November through February), when only a few persons are present on-site, and could occur for up to 11 hours per day (7 a.m. to 6 p.m.), six days per week (Monday through Saturday).

For purposes of this analysis, the worst-case construction project is anticipated to begin in November 2017 and occur for a duration of 2 ½ months. Regional construction-related emissions associated with construction equipment were calculated using the CalEEMod emissions inventory model originally developed by the SCAQMD. Model results are provided in Appendix A of this document. The analysis assumed that all construction activities would comply with SCAQMD Rule 403 regarding the control of fugitive dust. A summary of maximum daily regional emissions by construction phase is presented below in **Table B-1**, *Unmitigated Regional Construction Emissions*, along with the regional significance thresholds for each air pollutant. As shown therein, maximum regional construction emissions would not exceed the thresholds for VOC, NO_X, carbon monoxide (CO), sulfur dioxide (SO_X), PM₁₀, or PM_{2.5}.

Table B-1
Unmitigated Regional Construction Emissions^a
(pounds per day)

	VOC	NOx	со	SO ₂	PM ₁₀ ^b	PM _{2.5} ^b
Maximum Regional Emissions (On- site + Off-site) By Stage						
Mass Site Grading	<1	3	3	<1	<1	<1
Building Construction c	<1	4	4	<1	<1	<1
Paving	<1	<1	<1	<1	<1	<1
Maximum Regional Emissions	<1	4	4	<1	<1	<1
Regional Construction Daily						
Significance Threshold ^d	75	100	550	150	150	55
Over/(Under)	(74)	(96)	(546)	(150)	(150)	(55)
Exceed Threshold?	No	No	No	No	No	No

Compiled using the CalEeMod emissions inventory model. The equipment mix and use assumption for each phase is provided in Appendix A.

Localized Impacts

Localized effects of daily construction emissions generated on-site are usually evaluated for sensitive receptor locations potentially impacted by the project according to the SCAQMD's localized significance threshold (LST) methodology, which utilizes on-site mass emissions rate look-up tables and project specific modeling, where appropriate. LSTs are only applicable to the following criteria pollutants: NO_X , CO, PM_{10} , and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA) and distance to the nearest sensitive receptor up to 500 feet from the project site. For PM_{10} and $PM_{2.5}$, LSTs were derived based on the requirements of SCAQMD Rule 403, Fugitive Dust. The mass rate look-up tables were developed for each SRA and can be used to determine whether or not a project may generate significant adverse localized air quality impacts. The LST mass rate look-up tables only apply to projects that are less than or equal to five acres in size.

The proposed project is located in LST source area 0. There are no applicable LSTs for this source area. Furthermore, the closest sensitive receptors are located greater than 500 feet from Camp Emerald Bay, the longest distance SCAQMD provides LST thresholds, and no further analysis is necessary. Therefore, localized construction emissions resulting from the project would not result in a significant short-term impact and no mitigation measures would be necessary.

Emissions from the project's construction activities would fall below regional SCAQMD significance thresholds and no localized impacts from construction activities would occur. Therefore, project

PM₁₀ and PM_{2.5} emissions estimates are based on separate SCAQMD Localized construction worksheets (provided in the Appendix) and are also in compliance with SCAQMD Rule 403 requirements for fugitive dust suppression.

Asphalt paving and architectural coating would occur during the building stage.

SCAQMD Mass Daily Significance Thresholds. http://www.aqmd.gav/ceqa/handbook/signthres.pdf Source: ESA PCR, 2016.

construction would not violate an air quality standard or contribute significantly to an existing or projected air quality violation with incorporation of required dust control strategies, and impacts would be less than significant and no mitigation measures would be necessary.

Operational Impacts

The projects proposed improvements are outlined in Table A-2 and include additional camper housing, restroom and storage facilities, administration building, porch replacements, parking areas, environmental learning center, and potentially, a solar panel array which may be installed in the future at the camp. As noted, the proposed project will allow up to 950 PAOT to be at the camp, which is currently permitted for 375 PAOT under the camp's current CUP. However, as noted previously, the camp has been operating between 600 and 700 PAOT in recent years, with a peak occupancy of over 900 PAOT in recent years during peak summer use periods. Therefore, despite the fact that permitted capacity would increase by 575 PAOT, the proposed project realistically would only increase the number of PAOT by approximately 50 persons during peak use periods over the next 20 years, as required by demand.

Currently domestic water and electricity are provided to the camp by SCE. Water usage peaks at approximately 10,000 gallons per day during the middle of summer when camp occupancy is at its highest. While average daily consumption during peak summer months in recent years has fluctuated between 7,500 gallons per day (July 2015) and 9,350 gallons per day (July 2014), the peak daily average consumption of 15,420 gallons per day (June 2013) was the highest in recent years. The camp currently has a 100,000-gallon water tank to store water at the facility. The camp has an on-site septic system which adequately serves the wastewater treatment requirements of the camp; this system is proposed to be upgraded per County Health requirements as part of the Master Plan permitting process. Propane tanks provide fuel for cooking and water/space heating. Tanks are refilled by delivery truck as needed. Solid waste and recyclable materials are collected on-site and transported by boat for ultimate disposal and processing at mainland facilities. BSA records for the camp indicate that water and energy consumption have steadily declined in recent years due to conservation measures implemented at the facility, including implementation of a comprehensive water and energy conservation education program for all campers and installation of low-flow faucets and showerheads, water-efficient toilets and appliances, as well as energy-efficient appliances and lighting.

Under the proposed project, domestic water and electricity will continue to be provided by SCE. As noted, the proposed Master Plan also includes BSA's installation of new on-site waste treatment systems to accommodate the additional demand proposed by the 2016 Master Plan. This onsite waste treatment system will provide additional treatment capacity to the camp and improve water quality of effluent discharged to the local groundwater basin. Another possible improvement that could be constructed as part of the Master Plan is solar panel array(s) to help offset the camp's demand for electricity from SCE. Propane distribution and solid waste/recycling activities would be similar to existing conditions. The BSA will continue to implement applicable conservation measures where feasible to reduce their demand on electricity and water.

Although the permitted number of PAOT will increase under the proposed project, the use of the camp after proposed project improvements will remain substantively the same. Some of the improvements may even lessen the camps demand for electricity (e.g., solar panel arrays, replacement of aged shower/laundry/restroom facilities, and installation of new energy-efficient appliances and fixtures).

Therefore, operational emissions of the proposed project will not increase significantly over current emissions. The proposed project would not result in any new long-term stationary sources, nor would it result in a significant number of new vehicular trips. Due to the nature of project improvements, localized operation emissions are expected to be minimal and no further analysis is necessary. As such, the proposed project would have a less than significant impact on regional air quality.

Based on the above, construction and operation of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, impacts would be less than significant with mitigation.

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The SCAQMD's approach for assessing cumulative impacts related to operations is based on attainment of ambient air quality standards in accordance with the requirements of the Federal and State Clean Air Acts. As discussed earlier, the SCAQMD has developed a comprehensive plan, the 2007 AQMP, which addresses the region's cumulative air quality condition.

A significant impact may occur if a project were to add a cumulatively considerable contribution of a federal or state non-attainment pollutant. Because the SoCAB is currently in nonattainment for ozone, PM_{10} and $PM_{2.5}$, related projects could cause ambient concentrations to exceed an air quality standard or contribute to an existing or projected air quality exceedance. Cumulative impacts to air quality are evaluated under two sets of thresholds for CEQA and the SCAQMD. In particular, CEQA Guidelines Sections 15064(h)(3) provides guidance in determining the significance of cumulative impacts. Specifically, Section 15064(h)(3) states in part that:

"A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g., water quality control plan, air quality plan, integrated waste management plan) within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency..."

For purposes of the cumulative air quality analysis with respect to CEQA Guidelines Section 15064(h)(3), the project's incremental contribution to cumulative air quality impacts is determined based on compliance with the SCAQMD adopted 2007 Air Quality Management Plan (AQMP).

A project is deemed inconsistent with air quality plans if it results in population and/or employment growth that exceeds growth estimates in the applicable air quality plan. In turn, the AQMP relies upon growth projections adopted by the SCAG, which in turn relies upon adopted General Plan growth projections. Consequently, compliance with the County's General Plan typically results in compliance with the AQMP.

Camp Emerald Bay 2016 Master Plan

The proposed project is in compliance with the Catalina Island Specific Plan, therefore it is in compliance with the AOMP.

Implementation of the proposed project would occur over 20 years. Construction is expected to be periodic, with an average of two projects per year, but improvements will be constructed on an as needed basis. As shown above, construction emissions would not exceed any regulatory thresholds for the worst case project and would not be considered cumulatively significant. Operation emissions from the proposed project would be substantively the same as current operations and would not be cumulatively considerable as impacts are less than significant. By applying SCAQMD's cumulative air quality impact methodology, implementation of the proposed project would not result in an addition of criteria pollutants such that cumulative impacts would occur, in conjunction with related projects in the region. Therefore, the project would not contribute to a cumulatively considerable net increase in nonattainment pollutants.

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?

Less Than Significant Impact. Certain population groups are especially sensitive to air pollution and should be given special consideration when evaluating potential air quality impacts. These population groups include children, the elderly, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. As defined in the SCAQMD CEQA Air Quality Handbook, a sensitive receptor to air quality is defined as any of the following land use categories: (1) long-term health care facilities; (2) rehabilitation centers; (3) convalescent centers; (4) retirement homes; (5) residences; (6) schools; (7) parks and playgrounds; (8) child care centers; and (9) athletic fields.

The project site is surrounded by undeveloped open space to the southwest and northwest, and the Pacific Ocean to the northeast, and another camp facility is located ½ mile to the southeast. There are no sensitive receptors located anywhere near the project site. Furthermore, all construction will be done during the off-season, when the camp is mostly dormant. As described in Response No. III.b) above, the scale and scope of the 2016 Master Plan improvements are minimal and construction and operation of the proposed project would not result in emissions of criteria pollutants in excess of established thresholds nor would the proposed project expose sensitive receptors to substantial pollutant concentrations.

Typical sources of acutely and chronically hazardous toxic air contaminants include industrial manufacturing processes, automotive repair facilities, and dry cleaning facilities. The proposed project would not include any of these potential sources, although minimal emissions may result from the use of consumer products. As such, the proposed project would not release substantial amounts of toxic contaminants, and no significant impacts on human health would occur. Based on the limited activity of the toxic air contaminant sources, the proposed project does not warrant the need for a health risk assessment, and potential air toxic impacts would be less than significant.

f) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include the use of diesel powered vehicles and equipment and architectural coatings and solvents. According to the SCAQMD *CEQA Air Quality Handbook*, construction equipment is not a typical source of odors. SCAQMD Rule

1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. There are no sensitive receptors close to the site. Therefore, construction equipment would not create objectionable odors affecting a substantial number of people.

According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project would involve the construction of new on-site waste treatment systems to accommodate the additional demand proposed by the 2016 Master Plan. However, the onsite waste treatment system will be properly vented per code requirements, which will ensure that objectionable odors will not be a problem. On-site trash receptacles used by the project would be covered and properly maintained to prevent adverse odors. With proper housekeeping practices, trash receptacles would be maintained in a manner that promotes odor control, no adverse odor impacts are anticipated from these types of land uses. While there is a potential for odors to occur, compliance with industry standard odor control practices, SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines would limit potential objectionable odor impacts to a less than significant level. Therefore, no long-term odor impacts would occur with implementation of the proposed project.

4. BIOLOGICAL RESOURCES

The following discussion of project impacts to biological resources is based on the analysis, conclusions, and recommendations contained in Appendix B, Biological Resources Update, to this Initial Study. On January 12, 2010, ESA PCR biologists performed a site visit to review and confirm existing conditions reported in the Biological Constraints Analysis (BCA) prepared in June 1999 and the Biota Report prepared in January 2000 for the Camp Emerald Bay Facility Improvement Plan by Parsons Engineering Sciences, Inc. for Boy Scouts of America, Western Los Angeles County Council. ESA PCR's findings are documented in the Camp Emerald Bay Facility Improvement Plan - Update to Biological Constraints Analysis and Biota Report prepared in January 2010. On March 16, 2016, ESA PCR biologists performed an additional site visit to confirm existing conditions had not substantially changed from those observed and documented in 2010; the results are summarized in the Biological Resources Update for the Camp Emerald Bay 2016 Master Plan. The four biological reports prepared for the project and described above are included in their entirety as Appendix B to this Initial Study. In addition, Meeting Minutes from several hearings before the Los Angeles County Significant Ecological Area Technical Advisory Committee (SEATAC) regarding the project, as well as ESA PCR's responses to comments provided during those hearings, are included as Appendix C, SEATAC Minutes and Responses to Comments, to this Initial Study.

Existing Conditions

General Description of Habitat Types Present

The previously prepared 1999 Biological Constraints Analysis and 2000 Biota Report describe the various vegetation types/habitat types found within the Master Plan disturbance area and surrounding vicinity, including the following:

1. Maritime Succulent Scrub

- 2. Non-Native Grassland
- 3. Ruderal/Landscape Vegetation
- 4. Island Chaparral
- 5. Riparian
- 6. Southern Coastal Bluff Scrub

Based on ESA PCR's January 12, 2010 site visit, the descriptions provided in the 1999 Biological Constraints Analysis and the 2000 Biota Report remain accurate today with the exception of the riparian habitat type. The conditions observed and documented in 2010 were also confirmed during ESA PCR's March 16, 2016 site visit. As described in the previous Biota Report, "some riparian vegetation elements are found along the ephemeral stream drainages of Camp Emerald Bay watershed. This habitat type is loose formed within the footprint of the camp, and is of very poor quality." While still accurate in its conclusion that the riparian habitat is of very poor quality, floods and scouring that have subsequently occurred since the 2000 Biota Report was prepared have all but removed any vegetation from the bed and banks of the main drainage that courses through the camp, and it is more accurate to characterize the drainage environs as an unvegetated wash.

Despite this change in the condition of the mainstem drainage, this drainage and its tributaries within the Master Plan disturbance area remain jurisdictional and subject to the regulatory permitting processes of United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW), as described in the previous *Biota Report*. Moreover, any impacts to these drainages – including filling, dredging, alteration, and/or removal of riparian vegetation – may be regulated by these agencies and the applicable permits/agreements should be obtained.

One addition to the 1999 Biological Constraints Analysis and the 2000 Biota Report should be noted. A single coast live oak (Quercus agrifolia) is located within the Palos Verdes campground area (see Figure 1, Facility Improvement Plan, and Figure 2, Facility Improvement Plan and Vegetation/Habitat Map, of the Biological Resources Update for the Camp Emerald Bay 2016 Master Plan in Appendix B of this Initial Study). This coast live oak tree, which has been incorporated into the landscape vegetation of the camp, has a diameter breast height of 13 inches and an uneven canopy that is approximately 35 feet across at its widest point. In 2009, this coast live oak tree was damaged when a nearby eucalyptus tree became uprooted during a storm event and sheared off approximately 50 percent of the oak tree's branches and canopy. Recently, a second eucalyptus tree fell during a storm event causing further damage to the oak tree.

General Biota Survey and Discussion of the Project Site

The discussion of general biota within the project site, including Flora, Fauna, and Marine Biological Communities, remain accurate today based on the updated habitat evaluation conducted in connection with this report (refer to Appendix B for the *Biological Constraints Analysis* and *Biota Report*). The only noteworthy addition to observed fauna on-site are the reported frequent visits to the camp by a male American bison (*Bison bison*).

Sensitive Species and Communities

Sensitive Habitats

An April 2016 review of the most current edition (September 2010) of the CDFW/Vegetation Classification and Mapping Program's List of California Terrestrial Natural Communities Recognized by the California Natural Diversity Database (CNDDB) confirmed that the maritime succulent scrub (also termed coast prickly pear scrub) and southern coastal bluff scrub (also termed lemonade berry scrub) are designated as vegetation/habitat types that are "rare and worthy of consideration" by lead and trustee agencies when reviewing project-related impacts assessed in environmental documents. As such, lead agencies may require that impacts to these vegetation/habitat types be mitigated to a level less than significant. Moreover, the California Coastal Commission (CCC), as well as coastal cities and counties, often include conservation policies for these vegetation/habitat types in their local coastal planning programs.

Sensitive Terrestrial Flora

PCR conducted a review of the most current edition of the CNDDB (April 2016) to ensure no additional sensitive plants, other than those listed in the previous *Biological Constraints Analysis* and *Biota Report* (see Appendix B) and database search results (Attachment A to Appendix C of this Initial Study), had been reported from the camp and surrounding area since those reports were prepared. The following species were found in the CNDDB, which were not previously included in the database search results:

- Baja rock lichen (Graphis saxorum) CNPS List 3;
- California screw moss (Tortula californica) CNPS List 1B.2.
- Chaparral ragwort (Senecio aphanactis) CNPS List 2B.2; and
- Wiggin's cryptantha (Cryptantha wigginsii) CNPS List 1B.2.

In addition to CNDDB, a review of plants listed as sensitive by CNPS in the vicinity of the project site was conducted to determine if any additional plant species not listed in CNDDB are considered sensitive by CNPS. The following species are listed by CNPS only:

- California box-thorn (Lycium californicum) CNPS List 4.2;
- Island ceanothus (Ceanothus megacarpus var. insularis) CNPS List 4.3;
- Island morning-glory (Calystegia macrostegia ssp. amplissima) CNPS List 4.3;
- Island redberry (Rhamnus pirifolia) CNPS List 4.2;
- Island scrub oak (Quercus pacifica) CNPS List 4.2; and
- Santa Catalina Island bush-mallow (Malacothamnus fasciculatus var. catalinensis) CNPS List 4.2.

Several sensitive plant species have had their California Native Plant Society (CNPS) List status change. The following species have been increased in their degree of rarity:

Catalina crossosoma (Crossosoma californicum) – increased from CNPS List 4 to List 1B.2;

- Coast woolly-heads (Nemacaulis denudata var. denudata) increased from CNPS List 2 to List 1B.2;
- Island broom (Acmispon dendroideus var. traskiae) increased from CNPS List 4 to List 1B.3;
- Santa Catalina Island bedstraw (Galium catalinense ssp. catalinense) increased from CNPS List 4 to List 1B.3;
- Santa Catalina Island currant (Ribes viburnifolium) increased from CNPS List 4 to List 1B.2; and
- Wallace's nightshade (Solanum wallacei) increased from CNPS List 4 to List 1B.1.

The following species have been decreased in their degree of rarity:

- California dissanthelium (Dissanthelium californicum) decreased from CNPS List 1A to List 1B.2;
- Palmer's grapplinghook (Harpagonella palmeri) decreased from CNPS List 2 to List 4.2;
- Short-lobed broom-rape (Orobanche parishii ssp. brachyloba) decreased from CNPS List 1B to List
 4.2; and,
- South island bush-poppy (Dendromecon harfordii var. rhamnoides) decreased from CNPS List 1B to List 3.

Sensitive Terrestrial Fauna

PCR consulted the most current edition of the CNDDB (April 2016) to identify any new occurrences of sensitive animals within the camp and surrounding area. Two new faunal species occurrences were listed, including globose dune beetle (*Coelus globosus*) and Townsend's big-eared bat (*Corynorhinus townsendii*). The globose dune beetle is listed as vulnerable by the International Union for Conservation of Nation (IUCN). This species is found in coastal sand dune habitat and is most common beneath the sand surface of dune vegetation. The Townsend's big-eared bat is a California species of special concern (SSC) and candidate threatened species. This species occupies a variety of different habitats, especially mesic, throughout its range in California and is extremely sensitive to human disturbance.

The changed status of two species should be noted. The first is the California brown pelican (*Pelecanus occidentalis californicus*), which at the time the previous reports were prepared, was both state- and federally-listed as an Endangered species. Due the recovery of population numbers of this species, it was recently removed from the state and federal list of endangered species. At its February 5, 2009 meeting, the California Fish and Game Commission voted unanimously to remove the subspecies from the state Endangered Species List, which was followed by the publication of the final rule to remove the subspecies from the federal Endangered Species List on November 17, 2009 (50 CFR, Part 17, Vol. 74, No. 220). Second, the bald eagle (*Haliaeetus leucocephalus*) was delisted from the federal List of Endangered Species in 2007 (50 CFR, Part 17, Vol. 72, No. 130, July 9, 2009), but remains on the CDFW List of Endangered Species.

Additionally, Xantus's murrelet has been split into two separate species. The Xantus's murrelet that was recorded on Santa Catalina Island is now considered Scripp's murrelet (*Synthliboramphus scrippsi*). This species retains is state-listing as threatened but is now also considered a federal candidate species.

Other than these updates, the information presented in the previous documentation remains accurate (refer to page 19 of the *Biota Report* in Appendix B of this Initial Study for a complete listing of sensitive terrestrial fauna in the project area).

Sensitive Marine Biota

No sensitive marine species or habitats have been found in Emerald Bay. No updates to the information provided in the previous documentation are needed.

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Less Than Significant Impact With Mitigation Incorporated. A number of special status species could occur within the various terrestrial habitats around the project site, and several such species have been observed. Sensitive species potentially present in the project area are listed below, while observed sensitive species and habitats are underlined.

Animals: sandy beach tiger beetle (Cicindela hirticollis gravida), Santa Catalina lancetooth (Haplotrema catalinense), Shepard's snail (Pristiloma shepardae), Catalina mountainsnail (Radiocentrum avalonense), San Clemente Island blunt-top snail (Sterkia clementina), San Diego ringneck snake (Diadophis punctatus similis), Santa Catalina garter snake, Southern California rufous-crowned sparrow (Aimophila ruficeps canescens). Catalina California quail (Callipepla californica catalinensis), bald eagle (Haliaeetus leucocephalus), loggerhead shrike (Lanius ludovicianus anthonyi), San Clemente spotted towhee (Pipilo maculatus clementae), chipping sparrow (Spizella passerine), Catalina Hutton's vireo (Vireo huttoni unitti), pallid bat (Antrozous pallidus), Santa Catalina shrew (Sorex ornatus willetti), and Santa Catalina Island fox.

Vegetative Communities: maritime succulent shruc; southern coastal bluff scrub.

Plants: In total, 54 sensitive plant species are recorded from Santa Catalina Island. Of these 54 species, 16 species have been recorded from Camp Emerald Bay; and an additional ten species have the potential to occur on-site due to the presence of suitable habitat conditions. The remaining 28 species are either perennial plants that would have been identified during past surveys or require habitats that do not occur on-site (e.g., coastal dunes). Those species observed on-site and their special status rankings are:

- Catalina crossosoma State Rank S2 (limited populations), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Santa Catalina Island manzanita (Arctostaphylos catalinae) State Rank S2.2 (limited populations and threatened), CNPS List 1B.2 (rare throughout its range and fairly threatened);

- Santa Catalina Island currant State Rank S2 (limited populations), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Catalina Island dudleya (Dudleya virens ssp. hassei) State Rank S2 (limited populations), CNPS List
 1B.2 (rare throughout its range and fairly threatened);
- Southern island mallow (Malva assurgentiflora)² State Rank S2.2 (limited populations and threatened), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- South island bush poppy (*Dendromecon harfordii var. rhamnoides*) State Rank S1.1 (very limited populations and very threatened), CNPS List 3 (more information about this species is needed);
- Island mountain mahogany (Cercocarpus betuloides var. blancheae) State and federal endangered;
 State Rank S1.1 (very limited populations and very threatened), CNPS List 1B.1 (rare throughout its range and seriously threatened);
- Santa Catalina Island ironwood (Lyonothamnus floribundus ssp. floribundus) State Rank S1.2 (very limited populations and threatened), CNPS List 1B.2 (rare throughout its range and fairly threatened)
- Nuttall's island bedstraw (Galium nuttallii ssp. insulare) State Rank 4 (apparently secure), CNPS
 List 4.3 (limited distribution);
- Santa Catalina Island bedstraw State Rank S2 (limited populations), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Santa Catalina figwort (Scrophularia villosa) State Rank S2.2 (limited populations and threatened),
 CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Palmer's grapplinghook State Rank 3 (somewhat limited range and population numbers), CNPS
 List 4.2 (limited distribution);
- Island scrub oak State Rank 4 (apparently secure), CNPS List 4.2 (limited distribution);
- Island buckwheat (Eriogonum grande var. grande) State Rank 4 (apparently secure), CNPS List 4.2 (limited distribution);
- Island redberry State Rank 4 (apparently secure); CNPS List 4.2 (limited distribution), and
- California boxthorn State Rank 4 (apparently secure), CNPS List 4.2 (limited distribution).

Those species with the potential to occur on-site and their status are:

 Aphanisma (Aphanisma blitoides) – State Rank S3 (somewhat limited range and population numbers), CNPS List 1B.2 (rare throughout its range and fairly threatened);

County of Los Angeles ESA PCR

This species was previously named Lavatera assurgentiflora ssp. glabra.

- Coulter's saltbush (Atriplex coulteri) State Rank S2 (limited populations), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- South coast saltscale (Atriplex pacifica) State Rank S2 (limited populations), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Davidson's saltscale (Atriplex serenana var. davidsonii) State Rank S2 (limited populations), CNPS
 List 1B.2 (rare throughout its range and fairly threatened);
- Round-leaved filaree (California macrophylla) State Rank S2 (limited populations), CNPS List 1B.1 (rare throughout its range and seriously threatened);
- Island ceanothus (Ceanothus megacarpus var. insularis) State Rank S4 (apparently secure), CNPS
 List 4.3 (limited distribution);
- Wiggin's cryptantha State Rank S1 (very limited populations and threatened), CNPS List 2B (rare throughout its range and fairly threatened);
- California dissanthelium (Dissanthelium californicum) State Rank S1.2 (very limited populations and threatened), CNPS List 1B.2 (rare throughout its range and fairly threatened);
- Santa Catalina Island bush-mallow State Rank S3 (somewhat limited range and population numbers and fairly threatened), CNPS List 4.2 (limited distribution); and
- Short-lobed broomrape State Rank S3.2 (somewhat limited range and population numbers and fairly threatened), CNPS List 4.2 (limited distribution).

Listed Species: There is one listed species that frequents the project area, the federally endangered, State threatened, Santa Catalina Island fox (Urocyon littoralis catalinae). The endangered Catalina Island Mountain-mahogany has been reported from the camp area, but is now only known to occur as a few individual specimens on the southern part of the island (though it is possible it could be re-encountered in the project area).

An overlay of the existing and proposed new structures on the updated vegetation is shown in Figure 2 while an overlay of the existing and proposed new structures and fuel modification area is shown on Figure 4, Facility Improvement Plan with Fuel Modification and Vegetation/Habitat Map; both figures are provided in Appendix B (see Biological Resources Update for the Camp Emerald Bay 2016 Master Plan). For the purposes of preparing Figure 4, the most conservative "worst case" scenario (i.e., assuming the greatest possible extent of impacts) was used which included the maximum 200-foot fuel modification zone specified in the County's Fuel Modification Plan Guidelines (County of Los Angeles Fire Department, Fuel Modification Unit, January 1998). All vegetation within this area is considered to be impacted due to the requirements for clearing and thinning. This scenario also includes fuel modification around all new and all existing structures.

The previous 2000 *Biota Report* included a table summarizing impacts to vegetation as a result BSA's implementation of the effective of Master Plan approved in 2001. Due to modifications to the Master Plan since then, an updated table was generated using GIS (Geographic Information Systems), and is summarized below in **Table B-2**, *Potential Impacts to Vegetation/Habitats*. Approximately 1.50 acres of

vegetation/habitats will be affected by the proposed project. Areas of open water are not included in this number (but are shown in Figure 4) because they do not support terrestrial vegetation and therefore will not be affected by fuel modification activities. Of the total 1.50 acres of vegetation/habitats that will be impacted, 0.08 acre of ruderal/landscape vegetation, 0.04 acre of main streambed/wash, and 0.69 acre of non-native grassland will be affected. Of note, potential impacts will also occur to 0.05 acre of island chaparral and 0.64 acre of maritime succulent scrub, both of which are vegetation types of concern due to their native species composition and relatively limited distribution on Santa Catalina Island. The previous documentation appears to have assumed a 120-foot width for potential fuel modification areas as compared to the 200-foot width used for this updated analysis; therefore, it is not meaningful to compare these current impacts to those proposed by the original Master Plan in 1999/2000.

Table B-2
Potential Impacts to Vegetation/Habitats

Existing	Type of In	Type of Impact (acres)		
Structures (acres)	Fuel Modification (200-ft) around Existing Structures	Additional FM (200-ft) around Newly Proposed Structures		
-	1.83	0.05		
0.002	1.63	0.04		
0.00	9.86	0.64		
0.00°	7.80	0.69		
1.68	20.67	0.08		
-	0.09			
0.13	5.65	0.18 ^b		
0.02	0.75	-		
-	0.12	•		
1.84	48.4	1.50 ^b		
	Structures (acres)	Structures (acres) Fuel Modification (200-ft) around Existing Structures - 1.83 0.00a 1.63 0.00a 9.86 0.00a 7.80 1.68 20.67 - 0.09 0.13 5.65 0.02 0.75 - 0.12		

^a Actual acreage is 0.002 acre.

Sources: ESA PCR, 2016.

The discussion of potential impacts to biological resources provided in the previous *Biota Report* accurately reflects the type of impacts to occur and the resources affected. However, due to changes in the Master Plan from that proposed in 1999/2000, the acreages of impacts to vegetation and habitats have changed. Table B-2, Potential Impacts to Vegetation/Habitats presents a tabular summary of potential impacts that would result from the current Master Plan, including additional impacts that would result from implementation of a 200-foot fuel modification zone around expanded and new structures, as proposed by the Master Plan. All grading for new structures would be within the 200-foot fuel modification zones assessed here. Assuming that the camp, as it exists, would be required to meet fuel modification standards for all of its existing

Camp Emerald Bay 2016 Master Plan

^b Open Water is excluded from the total additional fuel modification (200-ft) around newly proposed structures since this community does not support terrestrial vegetation and therefore will not be affected by fuel modification activities.

structures, it is the additional fuel modification zones to accommodate new structures that should be the focus of this updated assessment.

In summary, potential impacts of the proposed Master Plan on sensitive species and habitats are as follows:

- Potential significant impacts from loss of, or damage to, Catalina cherry trees from new building construction and/or implementation of Fuel Modification Plan.
- Potential loss of 0.15 acre of maritime succulent scrub habitat on the northwest and northeast hills from implementation of the Fuel Modification Plan around the proposed boat yard/facilities center and associated structures as well as the field sports bathroom. These structures are planned to be installed to the south of the existing archery and rifle ranges. An additional 0.007 acre of maritime succulent scrub would potentially be lost to fuel modification for the proposed camper housing northwest of the Redondo campsite if Mitigation Measure BIO-3 is not implemented.
- Potential loss of 0.48 acre of maritime succulent scrub habitat on the northeast hill from implementation of the Fuel Modification Plan around the proposed camper housing and campsite shower/restroom complexes. These structures are planned to be installed just northeast of the existing marine science center.
- Potential loss of 0.01 acre of maritime succulent scrub habitat on the northeast hill from implementation of the Fuel Modification Plan around the proposed fuel yard, dumpsters, and propane farms. These structures are planned to be installed just northwest of the existing dining hall and kitchen.

The impacts listed above are considered potentially significant and thus require mitigation to reduce impacts to less than significant. As such, Mitigation Measures BIO-1 through BIO-5 are provided below to address these impacts. With implementation of applicable mitigation measures, impacts to sensitive species and habitats would be less than significant.

Mitigation Measures

- **BIO-1** Position new structures so that they are at least 10 feet from all sensitive tree species. Removal of sensitive trees shall require replacement at a ratio of 3:1, as well as ongoing maintenance, as necessary, to ensure their survival.
- BIO-2 The limits of construction will be staked in advance of any clearing and grading activities. Trenching will be coordinated with the Camp Ranger in the field to ensure that maritime succulent scrub habitat is completely avoided.
- BIO-3 The proposed camper housing immediately northwest of the Redondo campsite and north of the Big Sur campsite (Master Plan map item 24) shall be constructed farther to the south in order to maintain a minimum 30-foot fuel modification area (20-foot Zone A plus 10-foot Zone C) around the building, without encroaching onto maritime succulent scrub habitat.

Camp Emerald Bay 2016 Master Plan

- BIO-4 Do not remove prickly pear (*Opuntia littoralis*) from fuel modification areas in maritime succulent scrub habitat. Conduct on-site enhancement or off-site replacement of maritime succulent scrub habitat.
- Conduct on-site enhancement or off-site replacement of all impacted species and habitats that are considered sensitive or rare.b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.

Less Than Significant Impact With Mitigation Incorporated. Potential indirect impacts from project construction (such as the unrestricted operation of construction equipment within, movement of materials across, or trenching in or across a riparian corridor) and direct impacts from Fuel Modification Plan implementation will occur on 0.04 acres of riparian (main streambed/wash) habitat within the existing and proposed camp boundaries. However, with implementation of Mitigation Measure BIO-6, provided below, would address this potentially significant impact. With implementation of applicable mitigation, impacts would be less than significant.

Mitigation Measures

- BIO-6 Riparian habitat within 50 feet of any construction site will be staked in advance of any construction activity; construction will be monitored by the Camp Ranger in the field to ensure that riparian habitat is completely avoided. Consult with USFWS and CDFW regarding the potential for riparian habitat to be classified as wetlands. If required by the agencies, acquire USACE Section 404 and CDFW Section 1603 permits, and adhere to permit stipulations.
- c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands) or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact With Mitigation Incorporated. There are no federally protected wetlands located within the project site. However, the intermittent stream of Beuche Creek (the on-site drainage feature) and several tributaries course between the west camp area and the main camp, joining the main intermittent stream, which then flows to the ocean through camp, and are CDFW jurisdictional drainage features. While flooding has historically been an issue for the camp, the flooding likely maintains the sensitive maritime succulent scrub vegetation, especially in the western camp area and confluence areas; as such, elimination of the flooding could adversely impact the maritime succulent scrub community. The BSA has developed several alternative solutions to manage the flooding issue, all of which would modify the creek banks and possibly add riprap to the creek bottom. The ultimate solution may be double-walled shoring that can be planted on the upland side of the creek bank, subject to SEATAC approval (this improvement was approved by SEATAC in February 2011; refer to Figures A-4 through A-6 in Attachment A, *Project Description*, of this Draft Initial Study for an illustration of proposed bank stabilization improvements). As

these drainages are likely State jurisdictional, a Section 1602 Streambed Alteration Agreement from the CDFW will be required for these improvements. Permit conditions associated with the Streambed Alteration Agreement would require that proper hydrology and water quality conditions in the drainage are established and maintained such that they are supportive of riparian and marine habitats and species, particularly State-listed species. It should be noted, however, that the measures ultimately required by CDFW (and/or the USACE and RWQCB) for stream improvements cannot be determined until after permit applications are submitted for the proposed project (i.e., following certification/adoption of a CEQA document). However, in lieu of permits issued by CDFW, mitigation provided below would ensure that impacts to the Creek and maritime succulent scrub vegetation are minimized consistent with CDFW, USACE, and RWQCB requirements, as applicable. With implementation of Mitigation Measure BIO-7, impacts to the Creek and sensitive vegetation would be less than significant.

Mitigation Measures

- BIO-7 Impacts to jurisdictional features on-site, as defined by the USACE and CDFW, as applicable, shall be mitigated through on-site restoration and/or enhancement. However, the USACE and CDFW may impose additional conditions or requirements to address impacts to jurisdictional features and/or sensitive vegetation located on-site)
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact With Mitigation Incorporated. The drainages of the project site may support wildlife movement between the shore and the upland areas. Alteration of the drainage could impair this. Riprap which might be used in conjunction with the shoring could impair wildlife movement of the Santa Catalina Island fox and other animals in the creek bottom. However, streambed improvements are not anticipated to be robust such that wildlife movement would be substantially limited through the area (refer to Figures A-4 through A-6 in Attachment A, *Project Description*, of this Draft Initial Study for an illustration of proposed bank stabilization improvements). However, in the event bed scouring due to heavy rainfall events it may be necessary to armor the creek bottom with riprap in localized areas. This could impede movement along the drainage course, particularly for the Santa Catalina Island fox. With the implementation of Mitigation Measure BIO-8, however, the potential for this impact to occur would be minimized to the extent practicable.

Mitigation Measures

BIO-8 Riprap, if needed to armor the creek bed, shall be placed such that a continuous corridor of soft bottom creek bed along the drainage will be retained and available to support wildlife movement. Alternatively, if the need for armoring spans the width of the creek bottom riprap shall be placed such that it extends the minimal distance up and down the drainage that is necessary to protect the creek bed. Further, if riprap is needed to span the width of the creek bottom, any area of riprap 10 feet wide shall be filled and covered with indigenous soil to provide a soft bottom crossing.

Additionally, potential direct impacts to approximately 0.05acre of island chaparral, 0.64 acre of maritime succulent scrub, and 0.08 acre of ruderal/landscape habitat, which have the potential to support nesting bird species protected under the Migratory Bird Treaty Act (16 U.S.C. 703 et seq.) and Fish and Game Code Section 3503, could result from implementation of Fuel Modification Plan. This potentially significant impact would be precluded through implementation of Mitigation Measure BIO-9, below. With implementation of applicable mitigation measures, impacts to nesting migratory birds would be less than significant.

Mitigation Measures

- BIO-9 Construction activities shall be scheduled outside of the breeding season during a time of the year when nesting birds are unlikely to occur within the project site. Should construction activities occur during the nesting season (nesting season is typically February 15 to August 31), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a suitable buffer (300 feet for songbirds and 500 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete, as determined by the biological monitor.
- e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

Less Than Significant Impact. There are many native shrubs, some endemic to the Island and considered sensitive, grown into small trees in the camping area west of Beuche Creek. These include Catalina cherry (Prunus ilicifolia lyonii), island scrub oak, island redberry, Santa Catalina Island currant (Ribes viburnifolium), toyon (Heteromeles arbutifolia), lemonade berry (Rhus integrifolia), sugar bush (Rhus ovata), arroyo willow (Salix lasiolepis), and blue elderberry (Sambucus nigra L. ssp. caerulea). There are too few oaks to qualify as an oak woodland, but the number of Catalina cherries likely qualify as an Island cherry woodland. There is a substantial mix in the area with non-native plants. The area has been mapped as ruderal, but has a substantial native component. However, given the lack of direct or indirect impacts on individual oak specimens or oak woodland community, impacts in this regard are considered less than significant.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

Less Than Significant Impact With Mitigation Incorporated. The relevant local policies and ordinances protecting biological resources at the project site include the Santa Catalina Island Local Coastal Plan and the Santa Catalina Island Specific Plan. These are discussed individually below.

The Santa Catalina Island Local Coastal Plan

The Santa Catalina Island Local Coastal Plan (1983) recognized the goal of Emerald Bay BSA to expand to accommodate year-round use (page II-37) and states that the capacity of 375 PAOT is a guideline (page II-

33) subject to expansion with a restriction of not severely impacting Island resources. Expansion of PAOT to 950 PAOT could impact the biological resources of natural areas; however, mitigation measures provided above would reduce adverse effects on these resources.

Emerald Bay is listed for marine resources of Marine bird roosting, Eelgrass (fish nursery), Squid spawning area (map 8, page II-57) and all of Santa Catalina Island for commercial and sport fisheries (pages II-73 to 75). The sandy beach could facilitate grunion spawning, but is not specifically indicated for this. Santa Catalina Island is the only known location in the United States for a number of marine invertebrates and fish (page II-56, page III-62). The Bay is noted for sand bottoms next to rock faces that accommodate an unusual biome (page II-64). Although not considered sensitive habitats, changes in sediment regime could have an adverse indirect effect on these marine resources; however, sedimentation change will be regulated by CDFW through implementation of conditions of the SAA for the proposed drainage improvements (page II-66) and mitigated (page II-69). With adherence to SAA requirements, impacts to marine resources would be less than significant.

Chapter 22.08.190 of the County Zoning Code defines the significant ecological areas (SEAs) within the Santa Catalina Island Local Coastal Program as Environmentally Sensitive Habitat Areas (ESHAs) and depict these areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. The ESHA on land are identified by vegetation of rare plant communities, and development is precluded in these areas. Adequate mitigation must be undertaken for any nearby development (page II-78). The project area has plants which confer the designation of ESHA (page II-86) and potentially has others that confer ESHA status. Reported observations of plants in the project area that confer ESHA status include: Catalina ironwood, South Island bush-poppy, giant coreopsis (Coreopsis gigantea), showy island snapdragon (Galvezia speciosa), southern island mallow, and mission manzanita (Xylococcus bicolor). The Catalina ironwood and St. Catherine's lace are island endemics that occur naturally in the world only on Santa Catalina Island. Most of the plants listed as sensitive above are restricted to the Channel Islands and Guadalupe Island and are considered "endangered" by the Santa Catalina Island Local Coastal Plan (page III-60, page III-80). Impacts to ESHAs and sensitive species and habitats would be reduced to less than significant through implementation of mitigation measures identified above.

Most of Santa Catalina Island's biota could also be affected by groundwater depletion, as a lower groundwater table could deprive plant species of adequate water and therefore also indirectly reduce habitat for wildlife species. Expansion of the camp and associated occupancy that would require incrementally more groundwater and the evaluation of effects on plant and wildlife species must carefully consider this impact (page III-83). Given the water efficiency demonstrated by the camp in recent years, despite the steady increase in occupancy at the facility, overall water consumption has declined through conservation measures and water efficient fixtures, equipment, and education. Camp operations have expanded over the past decade with camper occupancy peaking at 805 individuals in August 2010, while water use has decreased from approximately 2.77 million gallons in 2008 to less than 955,000 gallons between April 2015 and March 2016. With an increase in occupancy to 950 PAOT, which represents a relatively small increase compared to existing peak occupancy (approximately 800 persons), water use and associated groundwater withdrawals are not anticipated to substantially increase such that plant or animal species would be adversely affected. As such, impacts in this regard are less than significant.

Camp Emerald Bay 2016 Master Plan

Santa Catalina Island Specific Plan

The Santa Catalina Island Specific Plan (incorporated in the ordinances of County Zoning Code Title 22) has specific requirements for clearing vegetation in areas greater than 800 square feet in an SEA, and restrictions on protecting any plant considered rare.

- There must be a site plan identifying species and location of all vegetation within 100 feet of any construction activity (§22.46.470.A.), and appropriate mitigation for the native vegetation shall be in the proposed plan.
- None of the plants in Appendix G should be removed or damaged. Instead the development shall be redesigned. (§22.46.470.B.)
- Necessary channelization of streambeds shall avoid areas of biotic significance and leave stream bottoms in a natural condition (§22.46.470.C.). If the area west of Beuche Creek has rare plants, the channelization shall be carefully considered to avoid damage. Prevention of flooding could be damaging.
- The streambed alteration will need to have an agreement from California Department of Fish and Game. (§22.46.470.D.)
- Certain plants within the area west of Beuche Creek are considered indicators of riparian habitat on Santa Catalina Island and an assessment shall be made as to whether they are less than 25 percent of the vegetation cover (§22.46.470.E.). The area shall be set aside if they constitute more than 25 percent of relative cover. Certain plants shall be protected from damage even if they constitute less than 25% relative cover. (§22.46.470.B.)
- Plants designated "rare plants" in Appendix G must be protected by construction of protective permanent fencing or the area shall be left undeveloped around these plants (§22.46.470.G.).
- Any area designated for vegetation removal (e.g., Fuel modification) that exceeds 800 square feet should have all species mapped, and those considered rare shall have protective fencing (§22.46.470.G.).

Future development of improvements under the proposed 2016 Master Plan would be required to comply with the provisions of the Santa Catalina Island Specific Plan noted above. Given compliance with the stated Specific Plan (and County Zoning Code) requirements, as well as implementation of mitigation measures provided above, the proposed project would not conflict with applicable policies, provisions, and requirements of the Santa Catalina Island Local Coastal Plan and Santa Catalina Island Specific Plan, and as such, impacts in this regard would be less than significant.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

Less Than Significant Impact With Mitigation Incorporated. The ocean for a one-mile extent offshore of the northwest end of Santa Catalina Island, which includes Emerald Bay, is designated as ASBS #25 (Area of Special Biological Significance) in the California Ocean Plan (Ocean Plan). This designation carries strict prohibitions on wastewater discharge, which is managed by the Regional Water Quality Control Board. The Ocean Plan prohibits the direct discharge of wastes to an ASBS. However, the treated wastewater at Camp Emerald Bay is discharged within the Santa Catalina groundwater basin, not directly to the ocean, and therefore the septic system does not drain to the ASBS. As such, the proposed Master Plan would not have the potential to result in significant adverse effects on ASBS #25, and impacts would be less than significant in this regard.

Additionally, the local habitat protection plan for the project site and surrounding area is the Los Angeles County Significant Ecological Areas (SEAs) program, which allows development in SEAs as long as projects follow recommendations from the SEA Technical Advisory Committee (SEATAC). SEAs in and near the camp also remain the same as described and shown in the previous *Biota Report*, including SEA No. 17 which encompasses the lower to upper camp leaseholds. It should be noted, however, that much of the leasehold and area subject to the Master Plan are areas that have been developed and intensively used for camp operations for decades and support ruderal/landscape vegetation. This was documented in the previous *Biological Constraints Analysis* and mapped on low resolution topography. As updated information showing the location of ruderal/landscape vegetation relative to SEA No. 17 has become available, an updated map using higher resolution aerial photography has been prepared and is provided in Figure 3, *Significant Ecological Areas*, in Appendix B (see *Camp Emerald Bay Facility Improvement Plan – 2016 Update to Biological Constraints Analysis and Biota Report*). It should also be noted that substantial portions of the camp leasehold supports non-native grassland which is dominated by invasive, non-native grasses.

SEATAC has reviewed the project proposal for the Camp Emerald Bay Master Plan, and determined that the project will be compatible with the Johnson's Landing area #17 of the Santa Catalina Island SEA with mitigations and recommendations suggested by the SEATAC (see SEATAC's comment letter and recommended conditions of approval for the project included in Appendix B of this Initial Study). As such, with implementation of applicable SEATAC-approved measures, impacts regarding conflicts with adopted state, regional, or local habitat conservation plans would be less than significant. It should be noted that federal and state permits could require mitigation that is not necessarily the same as SEATAC's recommendations.

5. CULTURAL RESOURCES

The following evaluation of cultural resources impacts is based on a project-specific analysis of impacts to historic, archaeological, and paleontological resources conducted by PCR Cultural Resources Division staff in August 2011. All relevant information and records search results are contained in the *Cultural Resources Technical Appendix*, which is included as Appendix D of this Initial Study.

Criteria of Significance

CEQA Section 15064.5 states that a resource shall be generally considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852), including the following:

- a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- b. Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- d. Has yielded, or may be likely to yield, information important in prehistory or history

Similarly, the National Register criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with National Historic Preservation Act (NHPA) Section 106. Specifically, National Register criteria state that eligible resources comprise:

Districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or
- D. that has yielded or may be likely to yield, information important to history or prehistory.

The subject property is on Santa Catalina Island in an unincorporated area of Los Angeles County. The County of Los Angeles does not have a local-level historic listing designation program for historic properties. However, a Historical Landmarks and Records Commission does consider and recommend to the Board of Supervisors local historical landmarks defined to be worthy of registration by the state of California Department of Parks and Recreation, either as "California Historical Landmarks" or as "Points of Historical Interest."

Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?

Less Than Significant Impact. A historical resource is defined in Section 15064.5(a)(3) of the CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or

Camp Emerald Bay 2016 Master Plan

possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

A project with an effect that may cause substantial adverse change in the significance of a resource is a project that may have a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.3 Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property such that the significance of a historical resource would be materially impaired.

The proposed project is located on the Boy Scouts of America's (BSA) Camp Emerald Bay at Emerald Bay/Johnson's Landing in the northeast portion of Catalina Island in the County of Los Angeles. The project site is surrounded by undeveloped land to the southwest, and northwest, and the Pacific Ocean to the northeast. The BSA lease approximately 50 acres of Lot 100 (APN 7480-039-011) from the Santa Catalina Island Conservancy and approximately 60 acres of Lot 99 (APN 7480-039-010) from the Santa Catalina Island Company. The developed portion of Camp Emerald Bay is approximately 17 acres in size. The proposed project site contains permanent structures for camp staff and facilities and temporary structures for campers. As a result of the archival records search it was determined that no known historic resources are located on this parcel. However, the project site contains one gravesite ca. 1854, one late 1940s barrack (the Boat House), and a 1960 dining hall, which require evaluation as potential historical resources. The proposed project intends to redevelop the campsite and remove the above structures. Property research was conducted, a historic context prepared and the structures were evaluated for their potential eligibility as historical resources. The results of this investigation are provided below.

A site visit was conducted by qualified architectural historians to identify historic resources and assess potential impacts.4 A historical resources investigation was conducted for the proposed project that included archival records searches and literature reviews to determine: (i) if known historical resources sites have previously been recorded within the project site or within a one-quarter mile radius of the project site; (ii) if the project site has been systematically surveyed by historians prior to the initiation of the study; and/or (iii) whether there is other information that would indicate whether or not the project site is historically sensitive. PCR conducted a records search at the South Central Coastal Information Center (CHRIS-SCCIC) housed at California State University, Fullerton. This records search included a review of all previous historical resources investigations within the project area and within a one-mile radius of the project area. In addition, the California Points of Historical Interest (PHI), the California Historical Landmarks (CHL), the California Register of Historic Places (California Register), the National Register of Historic Places (National Register), and the California State Historic Resources Inventory (HRI) were reviewed. Historic topographical quadrangles and photographs were also examined to determine whether historical resources may be present within the project area.

Camp Emerald Bay 2016 Master Plan

County of Los Angeles

California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5 (b) (1)

PCR's architectural historians meet and exceed the Secretary of the Interior's professional qualifications standards in history, architectural history and historic architecture.

Historic Resources in the Project Vicinity

The archival records search conducted by PCR resulted in the identification of no previously surveyed historic resources in the project vicinity (quarter-mile radius).

Historic Context

Native Americans and Spanish Exploration (circa 200 A.D to 1800)

Camp Emerald Bay was first inhabited by the Chumash Native Americans between 200 B.C. and 200 A.D.⁵ The Chumash Native Americans occupied Emerald Bay and had a cooking site and burial ground on North Hill.⁶ In the early 1800s the Chumash Native Americans were removed by Spanish missionaries.

The island changed after Spanish explorer Juan Rodriguez Cabrillo discovered Catalina Island on October 7, 1542. He named the island after his ship the San Salvador. The island was left undisturbed until November 24, 1602, the eve of Saint Catherine's Day, when Sebastian Viscanio sighted the island and renamed it Santa Catalina after Saint Catherine. Over two hundred years later, in 1846, Mexican Governor Pio Pico awarded Santa Catalina Island to Thomas Robbins. He established a small rancho on the Island. In 1850 he sold the rancho to Jose Maria Covarrubias, just two years after California became a part of the United States. Covarrubias sold the island to Albert Packard of Santa Barbara in 1853; by 1864, the entire island was owned by James Lick.

Treasure Hunting and Mining Activities (1850 – 1860)

Catalina Island experienced a brief gold rush from 1850 to 1860. According to folklore, Samuel Prentice (1824-1854), a Massachusetts native, was the first white man living on the island. His passenger ship departed from New York and wrecked off the coast of San Pedro.⁸ Samuel and other survivors were taken to the San Gabriel Mission to recuperate where he met a Native American who described his tribe's buried treasure on Catalina Island. After hearing the story Samuel hunted for the treasure. Samuel Prentice is buried on the North Hill of Camp Emerald Bay; a soapstone headstone marks his gravesite. After he died in 1854 a wooden cross marked his grave; circa 1900, the Bannings erected a permanent soapstone headstone.

Ranching (1850 – 1939)

Around 1850 ranching began on the western end of Catalina Island. Between 1860 and 1880 the Johnson brothers raised sheep, cattle and horses at Emerald Bay. During this period Emerald Bay was named Johnsons Landing. Historic photographs depict a ranch house adjacent to a eucalyptus tree and cattle pens. The eucalyptus tree, one of the largest on Catalina Island, is extant and was planted circa 1880. Around

No Author, "Boy Scout Troop Kindles Fires on Ancient Indian Site," Los Angeles Times, June 20, 1968, p. G20.

Lawrence C. Clark, "Earliest history," <u>Fellowship and Comrades Lasting: 50 Years at Emerald Bay</u>, Santa Monica, CA: The Emerald Bay Association, 1980.

History of Catalina Island, http://www.catalina.com/history.html#Spanish, accessed June 24, 2011.

Lawrence C. Clark, "Pirates, Treasure, and Silver."

⁹ Lawrence C. Clark, "Ranching."

1900, another two brothers, the Parsons, raised cattle on the land above the subject property to World War II. Remnants of the cattle pens and fences from this ranching era are located at the back of the subject property near the road to Parsons Beach and North Hill. After the ranchers left, the cattle roamed the island, so a barbed wire fence was maintained around the camp during the 1940s and 1950s.

Beginnings of Camp Emerald Bay (1925-1928)

In 1925, Camp Emerald Bay was founded by the Crescent Bay Council, Boy Scouts of America. The summer camp served scouts from Santa Monica, Venice, Inglewood, and Beverly Hills. Cactus dominated the land, so the staff actively cleared the cactus for facilities. During the first three years of camp, there were no permanent structures only tents. 10 Everything was barged over to the island and dismantled at the end at the end of summer. The senior staff and directors erected their tents around the eucalyptus tree. A rudimentary camping kitchen and dining area was located in the middle of camp amongst a cluster of fig trees. In 1927, a large dining hall tent with a canvas roof and screened sides was constructed. Between 1926 and 1927, a large movie set was constructed that would later supply the camp with wood for the first permanent structures.

The Developing Years of Camp Emerald Bay (1928-1939)

In 1928, the first permanent structure - the dining hall, located in front of the present dining hall - was constructed.11 The dining hall was a long rectangular wood frame vernacular public hall with clapboard siding, tall narrow windows, and a gable roof. The exposed steeply-pitched roof framing was supported by brackets attached to the interior wall. Construction of the dining hall created a permanent central gathering place for the camp and helped initiate the construction of other permanent buildings at the camp. An aboveground pipeline was installed between 1928 and 1929 to carry freshwater to the camp. Later in the 1930s, a kitchen was constructed at the back of the dining hall altering the configuration to a t-shape. The second permanent building, Headquarters and Dispensary (Health Lodge), was constructed on South Hill in 1929. After the ranger took over the Headquarters for a residence, a new Health Lodge, which later became known as the Ambassador, was constructed. The Health Lodge (Ambassador) originally had a canvas top with wood floors and sides that was later reconstructed into a permanent residence. It was a wood-frame building with wood clapboard siding covered by a gable roof and perched on a wood platform that extended outward over a slight slope. Larger ridge-pole tents were used for campers beginning in 1928, instead of the pyramid-style tents used previously. The Plunder Inn was also constructed on South Hill circa 1929. The Plunder Inn was a wood-frame residence with clapboard siding and a gable roof. Both the Health Lodge (Ambassador) and the Plunder Inn were demolished in 2014. Because the soil on North Hill was black and dusty, the camp did not build on this area until a lighthouse was constructed in 1936.

Campfires were originally held on the parade ground during the early camp years. In 1930 the campfire was moved to its current location at the bottom of North Hill. The campfire had a few seats carved into the hillside surrounded by trees. Around 1932 an extensive tree planting campaign began. Trees were planted on South Hill, along the south side of camp, and around the handicraft area.

Camp Emerald Bay 2016 Master Plan

B-30

Lawrence C. Clark, "The Beginning of Camp: 1925-1927."

¹¹ Lawrence C. Clark, "The Developing Years: 1928-1939."

As the popularity of the camp increased, a greater number of permanent camp structures were erected. Even by 1950 the camp did not extend past the end of the central camp area. Camp Emerald Bay was closed during the summer of 1939 to make way for the construction of a planned resort by the motion picture industry. The majority of the structures were dismantled and bought to Camp Josepho, located in Rustic Canyon, Pacific Palisades.

World War II and Postwar Reopening (1939-1958)

During World War II Catalina Island was declared a Federal Military Zone and the San Pedro Channel was designated a controlled area for vessels.¹² Emerald Bay was occupied by the military and used for underwater demolition training.¹³ The Navy constructed the Hermandad to house enlisted men and the Casino to house officers; both of these structures were of wood-frame construction with clapboard siding and gable roofs. These two structures were located on South Hill and were demolished in 2014 Camp Emerald Bay reopened in 1946.¹⁴ In 1948, three large military barracks were brought into camp from Port Hueneme.¹⁵ The barracks were used as cabins for the campers until 1957. The current Boat House is the only remaining barrack extant from the World War II era.

The Modern Era (1958-2001)

In the 1950s the camp began to take on its present day layout. Attendance had doubled in the span of ten years; in 1951 attendance was 800 and in 1960 attendance doubled to 1,600. To handle the increased amount of campers, cabins and other facilities were constructed. Cactus was cleared to increase campsite area towards the back. In 1958 the Santa Catalina Company granted the camp a long term lease on Emerald Bay, affording the camp to make long-range improvements. A new dining hall was constructed between 1959 and 1960. In 1967, the directors decided the North Hill would be for junior staff and the South Hill for directors, doctors, chaplain, and senior staff members, and the camp differentiation of space remains the same. Little of the 1950s and 1960s improvements exist today. The winter of 1977-1978 left the camp under water for at least three months which lead to a variety of rebuilding projects. According to the Camp Emerald Bay Director of Facilities, structures with shingle roofs were constructed in 1987 and structures with metal roofs were constructed in 2001.

Significance

Based on an intensive site survey and historic research, the two identified Camp Emerald Bay structures over 45 years of age, including one late 1940s barrack (the Boat House) and a 1960 dining hall, do not possess sufficient historical or architectural importance to reach the threshold of significance as historical

Jeannine Pedersen, "Catalina Island Life During WWII," Catalina Island: Off the Coast Southern California. http://www.ecatalina.com/catalina-history-ww2.html Accessed June 24, 2011.

¹³ Lawrence C. Clark, "The War Years."

¹⁴ Lawrence C. Clark, "Back to Camp."

Lawrence C. Clark, "The Beginning of Present Camp: 1947-1954"

¹⁶ Lawrence C. Clark, "The Modern Era, Part I: 1955-1970."

Lawrence C. Clark, "The Modern Era, Part II: The 70s and Beyond."

¹⁸ Interview with Brian Pierce, Director of Facilities – Emerald Bay, May 19, 2011.

resources. The extant buildings from the period of significance are extensively remodeled and retain little integrity. The vernacular architecture of these camp structures does not possess sufficient architectural merit or distinction to reach the threshold of significance as historical resources. Camp Emerald Bay is an undistinguished and common example of a Boy Scout of America camp design. Furthermore, there are many other examples of Boy Scout Camps in Los Angeles County and Southern California, including Camp Cherry Valley, located on Catalina Island which predates Camp Emerald Bay. In addition, no evidence was found that Samuel Prentice, Johnson's Ranch, or Camp Emerald Bay were significant for its contributions to the history of Catalina Island or California's history and cultural heritage, nor is the subject property's history associated with the lives of important persons. Camp Emerald Bay/Johnson's landing does not reflect or exemplify the broad cultural, political, economic, or social history of the nation, state, or city. The subject property does not appear to meet the necessary threshold for significance necessary for consideration as a historical resource under CEQA at either the National, State, or County level as individual resources or as a district. Therefore, pursuant to CEQA, the Camp Emerald Bay structures, are recommended ineligible as historical resources.

Historic Resources Impact Analysis

The development of the proposed project would result in the demolition of the Boat House, determined to be over 45 years in age, located on Camp Emerald Bay. Despite the proximity of camper housing proposed near the gravesite ca. 1854 of Samuel Prentiss, this resource would not be disturbed. As described in the significance section above, the Boat House does not possess sufficient historical or architectural importance to reach the threshold of significance as an historical resource. Furthermore, there are no known individually eligible historic resources or eligible contributors to a historic district within a quarter mile of the subject property. Pursuant to CEQA, the proposed project does not result in a direct or indirect impact to historical resources. However, based upon historical documentation including historic photos and published and oral histories, potentially eligible historic archaeological sites may exist at depth in the vicinity of the former Johnson Ranch House. These types of resources are discussed in the following section regarding impacts to archaeological resources.

b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?

Less Than Significant Impact With Mitigation Incorporated. An archaeological resource is defined in Section 15064.5(c) of the CEQA Guidelines as a site, area, or place determined to be historically significant as defined in Section 15064.5 (a) of the CEQA Guidelines (see definition of historical resource in Response "a" above), or as a unique archaeological resource defined in Section 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest, or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically recognized important prehistoric or historic event or person.

The archival records search through the South Central Coastal Information Center (SCCIC) revealed that four prehistoric archaeological sites have been previously recorded within the project site. These resources include SCAI-24, -113, -114, and -115. Upon review of each site's California Department of Parks and Recreation (DPR) Site Form, PCR determined that SCAI-113, -114, and -115 have been incorrectly mapped by the SCCIC and are not located within the project site. According to the DPR Site Forms, these resources are

Camp Emerald Bay 2016 Master Plan
B-32

located in the vicinity of the Buffalo Springs Reservoir approximately 7 miles southeast of the project site and, consequently, will not be impacted by the proposed project.

SCAI-24 has been mapped within the project site in the North Hill area of the Camp where several Camp facilities exist and are proposed as part of the Camp Emerald Bay Master Plan. SCAI-24 has been described as a prehistoric village site that may have been occupied for over 4,000 years. Paul Schumacher and Ralph Glidden are reported to have exhumed 243 Native American burials from the site in the 1890s and 1920s, respectively. Given the large number of burials, SCAI-24 may be the largest known cemetery on Santa Catalina Island²⁰. Dr. Clement Meighan excavated a 1x1-meter unit on the site in 1985 and encountered midden soils to depths of 90 centimeters below the surface. Several items of historic age were recovered that were encountered throughout the unit intermixed with prehistoric items. The prehistoric items included circular shell fish hooks with small knob line attachments, fishhook blanks, leaf shaped points, a small soapstone vessel and other worked steatite items, a shell disc bead, and fragments of human bone.²¹ Faunal (animal bone) and shell remains were also encountered. Other local residents have reported that numerous steatite vessels, stemmed points, clamshell beads, and Olivella beads (disc, wail, and spire-looped) have been identified at SCAI-24.

PCR conducted a pedestrian field survey of the project site on lune 16, 2011 and did not identify any previously unrecorded archaeological resources. However, this may have been a result of the dense vegetation cover and existing facilities across portions of the project site that may have obstructed or displaced resources on the surface. PCR surveyed the project site in 10 to 15 meter transect intervals and smaller intervals (2 to 5 meters) when surveying SCAI-24. PCR was able to relocate SCAI-24 in the area where it was mapped by Wlodarski. Despite poor ground surface visibility, PCR identified prehistoric midden intermixed with shell remains across the majority of the archaeological site. PCR expanded the southern boundary of SCAI-24 to account for midden that was identified by PCR on the surface in this area. PCR also expanded the western boundary due to the recent identification of a projectile point on the surface and previous subsurface archaeological excavations in 1987 which encountered a substantial buried archaeological deposit in the immediate vicinity.²² Furthermore, it is possible that recent fuel modification activities that have occurred in the western area of resource may have displaced surface artifacts. In addition, the Camp has several prehistoric artifacts (ground stone and chipped stone artifacts) on display at their science center that originated from this general area.

Despite the various disturbances that have occurred within SCAI-24 over the past 150 years, previous investigations at SCAI-24 have revealed that it retains a substantial prehistoric archaeological deposit that consists of a surface and subsurface component. It has been demonstrated that this deposit contains Native American burials, ground stone and chipped stone artifacts, faunal and shell remains, shell beads, and other items. Therefore, as noted by previous investigators and reaffirmed by PCR, SCAI-24 has the potential to answer research questions regarding prehistoric trade networks, subsistence, settlement patters, the

County of Los Angeles

¹⁹ Włodarski, Robert (2007) A Phase I Archaeological Study Update for the Camp Emerald Bay Master Plan Study Area, Santa Catalina Island, Los Angeles County, California. Report on file at Boy Scouts of America, Western Los Angeles County Council, 10525 Sherman Way, Unit C-8, Van Nuys, California 91406

²⁰ Ibid

²¹ Meighan, Clement V. (1985) Field Work at SCAI-24, Catalina Island. Report on file at Boy Scouts of America, Western Los Angeles County Council, 10525 Sherman Way, Unit C-8, Van Nuys, California 91406

²² Pierce, Brian, Facilities Manager at Camp Emerald Bay, Personal communication on June 16, 2011.

Gabrielino and Chumash relationship, and the archaeology and prehistory of Santa Catalina Island. As a result, SCAI-24 has yielded, or may be likely to yield, information important in prehistory or history and therefore appears to be eligible for listing in the California Register under Criterion 4. PCR recommends that, if practicable, the proposed project be redesigned to avoid SCAI-24. If avoidance is not practicable, then a Phase III Data Recovery investigation is recommended to reduce impacts to SCAI-24 to a less than significant level. A Phase III investigation will serve to recover the data in specific areas of the site in a controlled and scientific manner that will be directly impacted by project construction activities (i.e., trenching, grading, clearing, etc.). The Phase III investigation shall be implemented as future project-specific development proposals are initiated under the Master Plan that details the exact location where direct physical impacts are to take place. These recommended mitigation measures are described in detail below.

As discussed in the previous section (Question "a"), the Johnson brothers raised sheep, cattle and horses at Emerald Bay between 1860 and 1880. Furthermore, historic photographs depict the former Johnson Ranch House adjacent to a eucalyptus tree and cattle pens within the project site. The eucalyptus tree, one of the largest on Catalina Island, is still extant in this area and was planted circa 1880. There are no other known remnants of the Johnson Ranch House (including the house itself) within the project site. Although no historic archaeological sites were identified on the surface by PCR in the area where the Johnson Ranch House was originally located, potentially eligible historic archaeological sites (i.e., bottle dumps, refuse pits, privies, etc.) may exist at depth that may be impacted by the proposed project. As a result, PCR recommends an Extended Phase I Identification investigation in the vicinity of the former Johnson Ranch House to reduce potentially significant impacts to historic archaeological resources to a less than significant level. It should be noted that while the location of this resource has been determined and delineated, per State law, its location is confidential and cannot be illustrated in graphic form or otherwise disclosed to the public. The Extended Phase I investigation shall focus on the areas that will be directly impacted by project construction activities (i.e., trenching, grading, clearing, etc.) that are within the boundary of the Johnson Ranch House area. The Extended Phase I investigation shall be implemented as future project-specific development proposals are initiated under the Master Plan that details the exact location where direct physical impacts are to take place. These recommended mitigations measures are described in detail below:

CULT-1: If it is not practicable to redesign the proposed project to avoid SCAI-24, then it is recommended that the Applicant retain a qualified archaeologist to conduct a Phase III Data Recovery investigation prior to implementation of the proposed project. The Phase III investigation shall be implemented as future project-specific development proposals are initiated under the Master Plan that details the exact location where direct physical impacts are to take place. A Phase III investigation shall serve to recover the data in specific areas of SCAI-24 in a controlled and scientific manner that will be directly impacted by project construction activities. This Phase III investigation will include development of a research design that details the methodologies of the investigation, fieldwork (archaeological excavations), lab work (artifact processing, cataloging and analysis), report preparation, and curation. The Phase III archaeological excavations shall focus on the specific areas of SCAI-24 that will be directly impacted by Project excavation activities (i.e., trenching, grading, clearing, etc.) associated with the proposed project. The quantity and type of excavation unit shall depend on the extent of the proposed direct impact. Other areas of SCAI-24 that will not be directly impacted by the proposed project shall not be subject to the Phase III investigation. A final report shall be prepared that details the results of the Phase III investigation to be filed with the Applicant, the Lead Agency, and South Central Coastal Information Center. The Applicant, in consultation with the archaeologist and Lead Agency, shall curate the archaeological

Camp Emerald Bay 2016 Master Plan

material that is recovered from the Phase III investigation into a proper repository. The archaeologist shall also determine the need for archaeological monitoring for any ground-disturbing activities associated with the proposed project in the area of the Phase III investigation work thereafter.

CULT-2: If it is not practicable to redesign the proposed project to avoid the area where the Johnson Ranch House was originally located, then it is recommended that the Applicant retain a qualified archaeologist to conduct an Extended Phase I Identification investigation prior to implementation of the proposed project. The Extended Phase I excavations shall serve to confirm the presence/absence of buried historic archaeological deposit that is associated with the former Johnson Ranch House. The methods of the test excavations shall be such that they identify, evaluate, and recover any historical archaeological resources as to not be impacted by the proposed project. The Extended Phase I investigation shall include fieldwork (archaeological excavations), lab work (artifact processing, cataloging and analysis - if artifacts are recovered), report preparation, and curation (if necessary). The test excavations shall focus on the specific areas of the Johnson Ranch House area that will be directly impacted by Project excavation activities (i.e., trenching, grading, clearing, etc.) associated with the proposed project. The quantity and type of excavation unit shall depend on the extent of the proposed direct impact. Other areas that will not be directly impacted by the proposed project shall not be subject to test excavations. The Extended Phase I investigation shall be implemented as future project-specific development proposals are initiated under the Master Plan that details the exact location where direct physical impacts are to take place. A final report shall be prepared that details the results of the Extended Phase I investigation to be filed with the Applicant, the Lead Agency, and South Central Coastal Information Center. The Applicant, in consultation with the archaeologist and Lead Agency, shall curate the archaeological material that is recovered from the Extended Phase I investigation into a proper repository. The archaeologist shall also determine the need for archaeological monitoring for any ground-disturbing activities associated with the proposed project in the area of the Extended Phase I investigation work thereafter.

CULT-3: If archaeological resources (historic or prehistoric) are encountered during implementation of the proposed project, ground-disturbing activities shall temporarily be redirected from the vicinity of the find. The Applicant shall immediately notify a qualified archaeologist of the find. The archaeologist shall coordinate with the Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the archaeologist. Treatment may include the implementation of an archaeological testing or data recovery program or preservation in place. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the Lead Agency, and the South Coastal Information Center. The report shall include documentation and interpretation of resources recovered. Interpretation will include full evaluation of the eligibility with respect to the California Register of Historical Resources and CEQA. The Applicant, in consultation with the archaeologist and Lead Agency, shall designate repositories in the event that resources are recovered. The archaeologist shall also determine the need for archaeological monitoring for any ground-disturbing activities in the area of the find thereafter.

With the implementation of the above mitigation measures, impacts to archaeological resources will be reduced to a less than significant level.

c. Directly or indirectly destroy a unique paleontological resource or unique geological feature, or contain rock formations indicating potential paleontological resources?

No Impact. A paleontological records search was commissioned through the Natural History Museum of Los Angeles County (LACM) and a pedestrian survey of the project site was conducted to determine potential impacts of the proposed project on paleontological resources. Results of the records search indicated that no fossil localities have been previously recorded within the project site. In addition, the metamorphic rocks of the elevated terrain will not contain any recognizable fossils since they are not conducive to retaining fossil material. The lower lying areas of the project site consist of younger Quaternary Alluvium derived from the eastern drainages that flow to the ocean. The uppermost levels of the younger Quaternary Alluvium normally do not contain vertebrate fossils; however, the older Quaternary Alluvium underlying the project site may contain significant vertebrate fossils at depth since localities have been identified in this deposit in the general region. No vertebrate fossil localities from Quaternary sediments are located on the Santa Catalina Island; however, the nearest vertebrate fossil locality in Quaternary sediments is located on the Santa Barbara Island approximately 30 miles to the west of the project site. This locality, LACM 1890, produced a fossil specimen of bald eagle (Haliaeetus leucocephalus) and sea lion (Zalophus). Any excavations within the metamorphic rocks or shallow excavations within the younger Quaternary Alluvium are unlikely to encounter significant fossil remains. If excavations are deeper and extend into the older Quaternary deposits, then vertebrate fossils may be encountered. However, no paleontological resources were encountered during the pedestrian survey and the proposed project will only have minor subsurface excavations that will likely not encounter the fossiliferous older Quaternary deposits. As a result of these findings, there will be no impact to paleontological resources no mitigation measures are necessary.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact With Mitigation Incorporated. A Sacred Lands File search was commissioned through the Native American Heritage Commission (NAHC) that indicated that Native American resources were not identified within the project site. As per NAHC suggested procedure, follow-up letters were sent via certified mail and email on June 28, 2011 to the nine Native American individuals and organizations identified by the NAHC as being affiliated with the vicinity of the project site to request any additional information or concerns they may have about Native American cultural resources that might be affected by the proposed project. As of August 11, 2011, PCR has not received any response from the Native American contacts.

As discussed earlier, SCAI-24 (a prehistoric archaeologist site) has been mapped within the project site in the North Hill area of the Camp where several Camp facilities exist and are proposed as part of the Camp Emerald Bay Master Plan. Paul Schumacher and Ralph Glidden are reported to have exhumed 243 Native American burials from the site in the 1890s and 1920s, respectively. Given the large number of burials, SCAI-24 may be the largest known cemetery on Santa Catalina Island²³. Dr. Clement Meighan excavated a 1x1-meter unit on the site in 1985 and encountered fragments of human bone (skull and long bones) among

²³ Ibid

other prehistoric items.²⁴ Numerous faunal (animal bone) and shell remains, ground stone and chipped stone artifacts, and other prehistoric items have also been recovered from SCAI-24 during previous investigations. In addition, the gravesite of Samuel Prentice (1824-1854), a Massachusetts native who came to the island to hunt for buried treasure, is located within the boundaries of SCAI-24. Although PCR did not identify any human remains on the surface during the pedestrian survey and despite the various disturbances that have occurred within SCAI-24 over the past 150 years, there is still a high potential to encounter human remains during implementation of the proposed project. As a result, Mitigation Measure CULT-4 shall be implemented to reduce impacts to human remains, including those interred outside of formal cemeteries, to a less than significant level.

CULT-4: If human remains are encountered unexpectedly during implementation of the proposed project or the Phase III Data Recovery or Extended Phase I Investigations, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). The MLD may, with the permission of the land owner, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The MLD shall complete their inspection and make their recommendation within 48 hours of being granted access by the land owner to inspect the discovery. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this mitigation measure, with the MLD regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

Whenever the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

County of Los Angeles ESA PCR

²⁴ Meighan, Clement V. (1985) Field Work at SCAI-24, Catalina Island. Report on file at Boy Scouts of America, Western Los Angeles County Council, 10525 Sherman Way, Unit C-8, Van Nuys, California 91406

6. ENERGY

Would the project:

a) Comply with Los Angeles County Green Building Standards? (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)

Less Than Significant Impact. The current County of Los Angeles Green Building Standards Code is the 2014 edition and applies to all buildings submitted for review beginning January 1, 2014. This program is comprised of three ordinances – the Green Building Ordinance, the Low Impact Development Ordinance, and the Model Water Efficient Landscaping Ordinance – as well as an Implementation Task Force. The Green Building Ordinance requires use of materials and techniques that improve energy efficiency by at least 15 percent above 2005 Title 24 requirements and create less air and emission pollution. The County Green Building Standards, which are part of the Green Building Ordinance, seek to meet these goals by reducing the need for energy within buildings, ensuring that construction waste is diverted from landfills, providing guidelines for indoor and outdoor water conservation, and encouraging the planting of new trees. The standards are tiered to require that large scale projects with larger negative environmental impacts are responsible for incorporating more green building elements into their project. The County Green Building Standards pave the way for more environmentally friendly development countywide.

The program contains four elements:

- 1. Energy Conservation
- 2. Water Conservation
- 3. Resource Conservation
- 4. Divert waste from landfills
- 5. Minimize impacts to existing infrastructure
- 6. Promote a healthier environment

Effective January 1, 2010, the following County Green Building Standards, as referenced in Parts 20 and 21 of Chapter 22.52 of Title 22 of the County Code, shall apply to all new development projects and first-time improvements on existing projects over 10,000 square feet (with exemptions under certain circumstances, see below):

Residential and Non-Residential Construction

- Buildings shall be designed to exceed the 2005 State of California Energy Efficiency Standards, Title
 24, Part 6, by a minimum of 15%.
- Landscaped and irrigated areas shall use "smart" irrigation controllers, which include moisturesensitive irrigation technologies or high efficiency irrigation systems.
- 75% of the total landscaped areas shall use drought-tolerant plant species selected from the County Drought-Tolerant Plant List.

Residential Only

- For single family units and multi-family projects with four or fewer units:
 - A minimum of two 15-gallon trees shall be planted and maintained, at least one of which shall be planted in the front yard and at least one of which shall be selected from the County Drought-tolerant Plant List.
 - At least 50% of non-hazardous construction/demolition debris by weight shall be recycled, reused or diverted.
- For multi-family residential projects with five or more units:
 - A minimum of one 15-gallon tree shall be planted and maintained for every 5,000 square feet of lot area, and shall be selected from the County Drought-Tolerant Plant List.
 - · High-efficiency toilets shall be installed.
 - At least 65% of non-hazardous construction/demolition debris by weight shall be recycled, reused or diverted.

Non-Residential Only

- A minimum of one 15-gallon tree shall be provided and maintained for every 10,000 square feet of lot area, and at least 65% of the planted trees shall be selected from the County Drought-Tolerant Plant List.
- For buildings with less than 10,000 square feet of floor area:
 - At least 50% of non-hazardous construction/demolition debris by weight shall be recycled, reused or diverted.
- For buildings containing 10,000 square feet or more of floor area:
 - · High-efficiency toilets shall be installed.
 - At least 65% of non-hazardous construction/demolition debris by weight shall be recycled, reused or diverted.

Applicability

Effective January 1, 2009, this ordinance applies to all new development projects, except:

- Agricultural accessory structures
- Registered historic sites
- Fire time tenant improvements with a gross floor area of less than 10,000 square feet
- Areas of a project that include warehouse/distribution buildings, refrigerated warehouses, and industrial/manufacturing buildings shall be exempt from the energy conservation requirements in Section 22.52.2130.C.1 and the third-party standards and rating system requirements in Section 22.52.2130.D. Any office space, non-refrigerated, non-warehouse, and non-industrial/manufacturing areas of a building that are physically separated from the exempted area of the building just described, as determined by the Director, shall comply with all of the requirements of this Part 20

For a project involving a subdivision for single family residences for which a final map is approved after January 1, 2009, the total number of single-family residences noted on the originally approved map (regardless of date of filing) will be the number counted in determining appropriate green building standards.

Impact Analysis

The proposed 2016 Master Plan for Camp Emerald Bay involves the long-term implementation of various improvements at the facility aimed at allowing existing programs, activities, and operations to continue into the foreseeable future but with greater capacity to meet the growing population and associated demand. As such, future camp improvements would be consistent with the type of construction that currently exists at the project site, the majority of which are intended to provide housing and restrooms/showers consistent with a camping experience and therefore would not contain extensive wiring, fixtures, or outlets for appliances/electronics typically provided in residential structures. Based on the relative simplicity of the proposed structures and lack of extensive fixtures or equipment that would create a substantial demand for electricity or propane, many of the proposed improvements are not subject to traditional building standards, and by extension, the requirements of the Los Angeles County Green Building Standards. However, the proposed structures would be consistent with the intent of these Standards, since camp housing and supporting facilities such as restrooms, showers, and storage buildings would be designed with minimal amenities and would incorporate water and energy-conserving features to the extent feasible, in accordance with the Boy Scouts' general policy of conservation and environmental stewardship. It should be noted, however, that the larger proposed structures with slab foundations and/or multiple stories would be subject to the requirements of the Standards and would incorporate applicable design features as necessary to comply with Code requirements. Overall, while some of the proposed improvements would not be subject to the requirements of the County's Green Building Standards, the remainder of proposed structures would be subject to and would comply with these Standards. Therefore, implementation of the 2016 Master Plan would not conflict with these Standards, and impacts would be less than significant.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

Less Than Significant Impact. The proposed improvements included under the 2016 Master Plan would complement and expand the existing uses at the camp and would not involve new facilities that would result in the inefficient use of energy resources. In fact, consistent with the Boy Scouts' and Camp Emerald Bay's policies supporting environmental stewardship and natural resource conservation, the camp facilities operate with minimal energy demands, given the rustic nature of the camp and associated improvements. Most of the proposed improvements that would increase energy demands would be cabins and restroom facilities that would require electricity and propane for lighting and water heating, respectively. However, any new lighting or water heating equipment would meet or exceed State energy efficiency standards pursuant to Title 24 of the California Code of Regulations. Based on the generally rustic nature of the camp, the lack of facilities with high-intensity energy consumption, and conformance with Title 24 energy efficiency standards, implementation of the proposed 2016 Master Plan would not involve the inefficient use of energy resources, and impacts in this regard would be less than significant.

7. GEOLOGY AND SOILS

The following evaluation of geology and soils impacts is based on various project-specific geotechnical analyses conducted by Earth Systems Southern California in May 2008, July 2013, July 2014, and April 2016, all of which are included in Appendix F of this Initial Study.

Would the project:

a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault?

No Impact. The project site is located on Santa Catalina Island in the greater southern California region, which is characterized by extensive seismic faults. Active and potentially active fault zones nearest to Santa Catalina Island include the Santa Cruz-Santa Catalina Ridge Fault Zone, Palos Verdes Fault Zone, San Pedro Basin Fault Zone, San Clemente Fault Zone, Newport-Inglewood Fault Zone, and various others. While several active and potentially active fault zones exist in the on- and off-shore areas surrounding the island, none are known to exist on Santa Catalina Island itself. The multiple imbricate, inactive reverse faults on Santa Catalina Island are mechanically unrelated to the modern tectonic regime. Since there are no recognized active or potentially active faults traversing the project site or any other portion of Santa Catalina Island, there is no potential for surface fault rupture of any recognized active fault within the project area, and no impact in this regard would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. As noted above, the southern California region contains numerous active faults that have the potential to produce earthquakes with a wide range of severity. The intensity of on-site ground shaking from earthquakes in the region would depend on the magnitude of the seismic event and the distance of the earthquake epicenter from the project site. Those active fault zones most proximate to the Island would be expected to have the greatest potential to create higher intensity effects at the project site during an earthquake along these faults. While moderate ground shaking on-site could result from an earthquake along the Newport-Inglewood, San Andreas, or other major fault, the nature and intensity of proposed development under the 2016 Master Plan would preclude substantial adverse effects on people or structures. This is because of the large distance to the major active faults, and the fact that the proposed buildings consist mainly of relatively light wood-frame single-story cabins and restroom/shower structures that are built on concrete footings. This type of structure is generally not considered tobe subject to severe structural damage from ground shaking to the same extent that larger buildings or buildings of less ductile construction are. Other planned two-story structures, such as the proposed new Administrative Offices, and Facilities Yard Boat House, as well as the Environmental Learning Center, would be constructed to applicable building standards for such permanent structures on foundations, including seismic safety specifications. Given compliance with applicant seismic safety standards, the proposed Master Plan improvements would not create a substantial risk to people or structures from strong seismic ground shaking, and impacts would be less than significant.

County of Los Angeles ESA PCR

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The majority of the project area is characterized by Jurassic/Cretaceous Catalina Schist (bedrock), which is not susceptible to liquefaction. However, this geologic unit is limited to upland areas surrounding the main part of the camp. The project site is not located with an area mapped by the State of California as a potential liquefaction hazard zone. However, the flatter portions of the camp at lower elevations ranging from sea level to 15 to 30 feet above mean sea level are characterized by Quaternary beach deposits, Quaternary younger alluvium, and Quaternary older alluvium, all of which could be potentially susceptible to liquefaction during a seismic event (with a large enough ground acceleration and long enough duration of shaking) when coupled with high groundwater levels. Several existing and proposed structures are located in the lower portions of the site that are characterized by alluvium, which ranges in depth to as much as 25 feet (underlain by bedrock). Groundwater levels in these areas typically range between two and five feet above mean sea level but have occasionally ranged as high as 15 feet above mean sea level.26 As such, the shallowest groundwater levels within a few locations in the camp are approximately two feet below ground surface. The structures proposed within the areas at the lowest elevations would include the scuba/snorkel center and storage, storage shed/portable storage, the Helm porch expansion, administration office building, and shade structure. With the exception of the administration building, the proposed structures in this area of the project site would be of flexible woodframe construction and that is fairly resistant to liquefaction effects in the event of an earthquake. The larger structures associated with the maintenance facility and administration offices would be constructed in accordance with applicable seismic safety standards and construction specifications to address liquefaction, including excavation and compaction of load-bearing soils to proper engineering specifications if necessary. Specific subsurface investigation (Cone Penetrometer Testing, and/or drilling, sampling, and analysis) may be required for design of these buildings. If investigations are needed and they indicate a liquefaction hazard, mitigation measures consisting of special foundation design criteria would be applied depending on the amount of liquefaction and related ground settlement estimated. While any foundation improvements would be located in an area that could be subject to liquefaction effects, proper engineering design and construction of the proposed structures would reduce the potential for liquefaction impacts to an acceptable level. Therefore, impacts in this regard would be less than significant.

iv) Landslides?

Less Than Significant Impact. Only one portion of the project site is a potential landslide area, which is located on the south hill area southwest of the existing staff housing. While this suspected landslide area has been inferred from geologic data,²⁷ the extent of the landslide potential and associated risk has not been fully determined. Dissected landslides have been demonstrated to be as old as late Pleistocene (designated Qols) where they underlie or toe beneath buttressing undisrupted lower- and upper-level terrace deposits, present sea level beach deposits and stream level alluvium that provide a basis for relative age determination.²⁸ Recent landslides are present high on the slope well above, and several thousand feet away from, the proposed development area. Please see Figure B-1, Geologically Restricted Area, below. -The slope of the

²⁵ Earth Systems Southern California, "Groundwater and Septic System Monitoring Report," 2nd Quarter 2015," May 12, 2015.Plate I: Geologic Site Plan.

²⁶ Ibid. Plate II: Groundwater Elevations

²⁷ Ibid. Plate I: Geologic Site Plan.

²⁸ Earth Systems Southern California. "Preliminary Geotechnical Engineering Report." May 30, 2008.

hillside is not steep (less than 25 percent grade), therefore it is not expected that a sudden failure of this slope would occur. Under the proposed 2016 Master Plan, no structures are proposed for this area of the camp. Given the lack of any proposed construction in this area, landslides are not anticipated to create a substantial risk to people or structures on-site. As such, impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

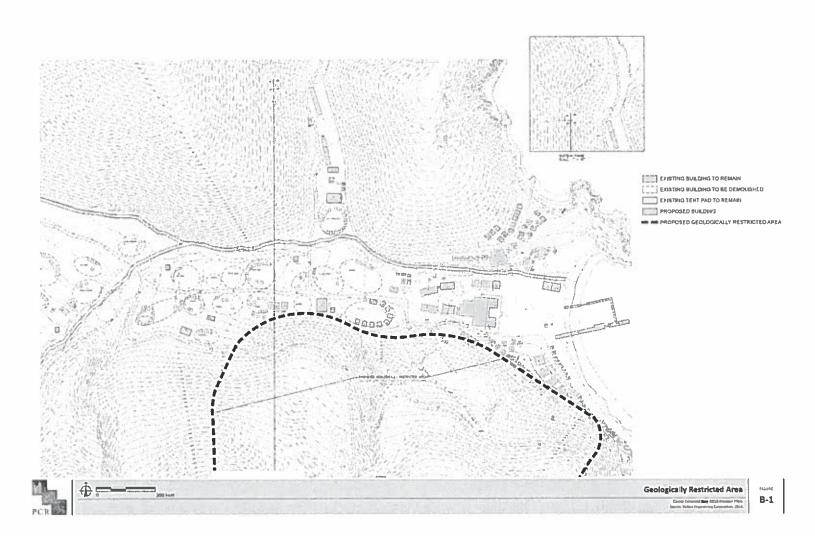
Less Than Significant Impact. The project site is located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB), which is responsible for maintaining and improving water quality in the region. The RWQCB has the authority to regulate discharges of pollutants (e.g., sediment, oil and grease, vehicle fluids) to receiving water bodies, including the Pacific Ocean, from development projects. The RWQCB issues permits for construction activities involving site disturbance over one acre in size, the requirements for which involve developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) that includes various Best Management Practices (BMPs) to minimize the introduction of pollutants into stormwater flows leaving the project site. The implementation of BMPs for erosion control would be implemented as required by the SWPPP, which would serve to minimize the potential for erosion and sedimentation during construction activities. Master Plan improvements involving site disturbance greater than one acre would be required to implement a SWPPP aimed at limiting the potential for substantial erosion and sedimentation, and therefore impacts would be less than significant. For projects which are less than one acre in development, an Erosion and Sediment Control Plan would be required if work was to be performed in the rainy months, as dictated by the Building Code, therefore resulting in an less than significant impact for all sizes of projects.

Operation of proposed Master Plan improvements would not notably affect erosion and sedimentation rates on-site, as implementation of the 2016 Master Plan would not substantially increase the impervious surface area at the camp, since no impermeable pavement is proposed and the proposed structures represent a very small percentage of the overall site area; therefore, stormwater volumes or flow rates would not be appreciably increased such that increased potential for erosion and sedimentation would occur. As such, operational impacts regarding erosion and sedimentation would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. No unusual water extractions or other practices would occur with the project that are typically associated with subsidence effects. The developed portions of the project site are characterized by slopes less than 25 percent in gradient and most of the site is not located on a geologic unit that is unstable or subject to hazardous slope failures. Lateral spreading, subsidence, and collapse are not anticipated to occur because the area has been previously developed when the existing camp facilities were originally constructed (i.e., portions of the project site where these structures are located have been graded, compacted, or otherwise stabilized such that potential risks are minimized).

ESA PCI



Lateral spreading, subsidence, and collapse are not anticipated to occur because the area has been previously graded and developed when the existing camp facilities were originally constructed. As indicated in Response VI.a, above, there is likely a generally low liquefaction hazard in the project area, and adherence to applicable construction specifications would reduce related hazards to acceptable levels. There is less than significant landslide potential at the project, as indicated in Response VI.a, above. Therefore, construction and operation of the proposed project would not be expected to cause the local geologic units or soil to become unstable, or result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant in this regard.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. As noted above, on-site soils consist of recent alluvium in the valley floor which contains little clay and is generally of low expansion potential, and recent colluvium and older terrace deposits on the slopes which contain moderate to significant fractions of clay and are of medium expansion potential. The various soils are underlain by bedrock (Catalina Schist). Clayey soils are known to exhibit shrink-swell potential based on exposure to moisture, and are therefore considered expansive soils. Moderate physical effects to on-site structures on the hillsides could be anticipated in this regard but would be mitigated by special foundation design. As such, expansive soils impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less Than Significant Impact. The existing camp is served by a network of on-site septic systems installed in phases since the start of the camp, which utilize six leach fields in the western (upland) portions of the site. The alluvial soils that characterize the canyon floor where the leach fields are located are well-drained and therefore are considered appropriate for this purpose. This existing system has operated successfully since its installation, with a limited number of sewage leaks/water quality violations, all of which were due to incidental root damage, equipment failure or naturally occurring constituents in groundwater. The ongoing operation of the septic system under the proposed Master Plan will continue. The new onsite waste treatment systems will be added as buildings associated with the waste treatment systems are built. In the interim, ongoing monitoring of groundwater wells and enforcement by the RWQCB would ensure that the existing septic system is adequate to meet the growing needs of the facility. It should also be noted that water usage data has demonstrated increased water efficiency through conservation measures employed in recent years resulting in a substantial reduction in per capita water use at the camp, which has served to largely offset overall wastewater generation at the facility despite steady increases in camp attendance. The total design flow will be less than 20,000 gallons per day. Impacts would therefore be less than significant in this regard. Also refer to Section 10, Hydrology and Water Quality, below, for a more detailed discussion of the existing septic system and waste discharge requirements.

21

²⁹ Earth Systems Southern California. "Preliminary Geotechnical Engineering Report." May 30, 2008.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

Less Than Significant Impact. The proposed Master Plan improvements would be implemented within the existing camp property and would not extend into any hillside areas with slopes greater than 25 percent slope, which would trigger compliance with the County's Hillside Management Area Ordinance. Additionally, although not required, the proposed improvements would implement responsible hillside design practices to the extent feasible, in accordance with the County's Hillside Design Guidelines regarding project design, grading, circulation, site design, fire protection, and landscaping. Adherence to these design principles and practices would minimize adverse effects related to development of structures in hillside areas at the project site, and impacts in this regard would be less than significant.

8. GREENHOUSE GAS EMISSIONS

Would the project:

a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.

Less than Significant Impact. Global climate change refers to changes in average climatic conditions on Earth as a whole, including changes in temperature, wind patterns, precipitation and storms. Greenhouse gases (GHGs) are those compounds in the Earth's atmosphere that play a critical role in determining temperature near the Earth's surface. Increased concentrations of GHGs in the Earth's atmosphere have been linked to global climate change, including carbon dioxide (CO_2), methane (CH_4), ozone (O_3), water vapor, nitrous oxide (O_2), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (O_3). Section 15064.4 of the CEQA Guidelines states "...[a] lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) [u]se a model or methodology to quantify greenhouse gas emissions resulting from a project....; or (2) [r]ely on a qualitative analysis or performance based standards." It was determined that for the proposed project, a qualitative analysis was most appropriate.

Construction

Construction activities of the proposed project are anticipated to commence in 2017 and are anticipated to occur intermittently over the next 20 years. Construction projects will be undertaken on an as needed basis and will average about two per year. GHG emissions are typically evaluated on an annual basis, and the project's construction activities would be relatively minor for an entire year, being concentrated in the three and half month off-peak season. Thus the project's construction will not result in GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Operation

Operation of the project is expected to result in minimal impact in GHG emissions. Although the Project will improve or increase amenities, operation of the camp is not expected to change substantively form current operations. BSA records show that the camp's use of water and electricity has declined in recent years due to conservation measures the camp has implemented. It will continue to implement applicable conservation measures where feasible to reduce their demand on electricity and water. Possible improvements that could be constructed include a solar panel array(s) to help offset the camps demand for electricity from non-renewable sources. The proposed projects enhancements are not expected to substantively increase GHG emissions resulting from vehicular trips or energy usage. The change in emissions from maintenance and improvement activities is expected to be negligible. Therefore, due to the nature of the project, the change in operational greenhouse gas emissions are expected to be minimal and no further analysis is necessary.

Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's very small theoretical emissions increase could actually cause a measurable increase in global GHG emissions necessary to influence global climate change. The GHG emissions of the project alone will not likely cause a direct physical change in the environment. It is global emissions in their aggregate that contribute to climate change, not any one source of emissions alone. Therefore, due to the incremental amount of GHG emissions estimated for this project, the lack of any evidence for concluding that the project's GHG emissions could cause any measurable increase in global GHG emissions necessary to force global climate change, and the fact that the project incorporates design features to reduce potential GHG emissions the project is considered not to hinder the goals of AB32. Conventional cumulative air quality analyses consider related projects; this approach is not appropriate because proximity is irrelevant to the transport and accumulation of GHG in the Earth's atmosphere. As such, because construction and operation of the project's direct and indirect GHG emissions will have a minimal net increase in emissions, the project would result in a less than significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?

No Impact. The County of Los Angeles has adopted a Community Climate Action Plan (CCAP),³⁰ a component of the General Plan, which sets a target to reduce GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11 percent below 2010 levels by 2020. As discussed above, the proposed project is not expected to result in a significant increase in GHG emissions. The proposed project improvements will result in GHG emissions consistent with AB 32 and SCAG reduction targets, and incorporates water conservation, energy conservation, and other sustainable features consistent with local and State goals regarding global climate change, and does not conflict with any applicable plan, policy, or regulation for reducing GHG emissions. Therefore, no impacts are anticipated, and no mitigation measures are necessary.

-

³⁰ County of Los Angeles, Final Unincorporated Los Angeles County Community Climate Action Plan 2020, (August 2015).

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?

Less than Significant Impact. The proposed project consists of improvements and expansion of facilities at the existing camp, which does not involve the routine transport, storage, production, use, or disposal of hazardous materials. Aside from relatively minor amounts of hazardous materials utilized for cleaning, vehicle and facility maintenance, and other incidental applications, the facility's operation does not entail substantial amounts of hazardous substances. While the camp does currently utilize on-site pressurized propane tanks for heating and cooking, these tanks are located at a safe distance from habitable structures such that they do not pose a threat to on-site occupants. These tanks are equipped with pressure relief valves such that exposure to high temperatures (e.g., during a wildfire), pressure would be released from the tanks, thereby precluding an explosion hazard. Furthermore, any new propane tanks or relocation of existing tanks undertaken as part of the proposed Master Plan would be carried out in accordance with Los Angeles County Fire Department (LACFD) requirements, which would ensure that tanks are sited at a minimum safe distance from on-site structures. Given the nature of the facility as a youth camp, which lacks substantial use or handling of hazardous materials, and compliance with Fire Department requirements regarding propane storage tanks, impacts in this regard would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

Less Than Significant Impact. As noted above, the existing camp does not involve substantial amounts of hazardous materials or hazardous waste, and as such the potential for a release of such materials into the environment is considered low. With regard to propane storage tanks on-site, oversight of this equipment is the responsibility of the LACFD, and compliance with Fire Department requirements for tank inspection and maintenance would minimize the potential for upset or accident conditions involving the release of propane gas into the environment. Additionally, sewage leaks from the existing septic system, were they to occur, could be considered a hazardous materials that could pose a risk to on-site occupants. However, ongoing testing and oversight by the RWQCB as part of the facility's Waste Discharge Requirements would reduce the likelihood of sewage releases, and associated health hazards, to an acceptable level. Therefore, impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?

No Impact. As noted previously, the proposed improvements would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste as the facility is a youth camp.

Furthermore, no sensitive land uses are located in the vicinity of the project site. As such, no impacts would occur.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site is not listed on any hazardous materials databases. The closest listed site is the Southern California Edison (SCE) pumping station site located at Howland's Landing, over ½-mile southeast of the project site at the closest point. However, this site was successfully remediated and the case closed by the RWQCB. Because the project site and surrounding properties do not contain any known hazardous materials sites, no impact would occur.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The closest airport to the project site is the Catalina Airport, located over seven miles southeast of the project site. Given the distance of the project site from the airport, no impacts regarding airport-related safety hazards would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. No private airstrips are located in the project area. As such, there is no potential for aircraft-related hazards and no impact would occur.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No Impact. The project site is not under the jurisdiction of an adopted or other area-wide emergency response or evacuation plan, given the relatively rural nature of the project area and Catalina Island in general. However, the camp plans for and administers as necessary its own evacuation procedures, mainly with regard to wildfire hazards. In the event of a wildfire or other emergency, camp staff would implement evacuation protocols or other necessary measures to ensure the safety of camp occupants. Additionally, any Island-wide or larger emergency would be managed by the Los Angeles County Sheriff's Department's Avalon Station and Avalon Community Emergency Response Team, which would notify camp staff of procedures to follow regarding evacuation or emergency response. Given the remote nature of the project site and lack of urban development and infrastructure in the area, the proposed improvements, which would simply expand the existing facilities and operations at the camp, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur in this regard.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

Less than Significant Impact. The project site is located on Catalina Island, the majority of which is undeveloped and is considered highly susceptible to wildfires, and therefore the project area is designated as a Very High Fire Hazard Severity Zone. However, given the high risk of wildfire in the area, the LACFD requires a Fuel Modification Plan to be developed and implemented on the project site to reduce the amount of vegetation in proximity to structures in order to minimize the potential for structural damage or loss of life (refer to Figure A-7, Landscaping Plan, in Attachment A, Project Description, of this Initial Study). The Fuel Modification Plan is subject to periodic reviews and updates, based on regular site inspections conducted by LACFD staff. In addition to fuel modification requirements, the LACFD requires various firefighting equipment and facilities to be located on-site in order to provide adequate fire suppression water pressure and supply. The existing camp is served by a pressurized water system and includes firefighting equipment such as fire extinguishers, fire hoses, a seawater pump, and a 100,000-gallon water tank to provide supplemental water supply for firefighting (40,000 gallons is reserved for fire suppression purposes). Additionally, the more recent permanent structural improvements at the facility include fireresistant building materials, including metal roofing to minimize fire risks from falling embers, and stone/masonry siding around the base of the buildings. It is anticipated that new permanent structures proposed under the 2016 Master Plan will be constructed to the same, or more stringent, specifications for fire safety. Future development at the project site would be subject to review and approval by the LACFD, as well as ongoing LACFD inspection of the project site and firefighting facilities and review and update of the camp's Fuel Modification Plan. Given compliance with all LACFD structural, fire suppression, and fuel modification requirements, impacts regarding wildfire hazards would be less than significant.

ii) in a high fire hazard area with inadequate access?

Less than Significant Impact. The project site is located in a relatively remote location on Catalina Island, and therefore access to the camp is most readily available by boat. While vehicular access via local roads/trails is possible, it is not practical for the purposes of fighting wildfires where a rapid response is necessary. However, due to the remote location and undeveloped nature of the camp, LACFD requires that the facility provide its own firefighting capabilities. As discussed above in Response 9.h)i), Camp Emerald Bay is equipped with a pressurized water system, fire extinguishers, fire hoses, a seawater pump, 100,000-gallon water storage tank (with 40,000 gallons reserved for fire suppression purposes), and implements a Fuel Modification Plan approved by the LACFD. Under the proposed Master Plan, firefighting capabilities would be expanded commensurate with fire risks associated with new structures or other improvements, such that adequate firefighting capabilities are maintained, subject to approval by the LACFD. Similarly, the ongoing review/update and implementation of the Fuel Modification Plan would serve to minimize risks to on-site people or structures from wildfires irrespective of vehicular access limitations. Given the on-site fuel modification activities and firefighting capabilities at the camp, fire hazard impacts related to inadequate access would be less than significant.

iii) in an area with inadequate water and pressure to meet fire flow hazards?

Less than Significant Impact. As discussed above, the existing camp is, and would continue to be, served by a pressurized domestic water system owned by SCE. Additionally, the existing facility includes a 100,000-gallon water storage tank (with 40,000 gallons reserved for firefighting) intended to provide adequate fire flow and volume to address the fire suppression requirements of the LACFD. Future development will require that adequate water supply and flow pressure be demonstrated, to the satisfaction of the LACFD. Implementation of additional firefighting facilities and LACFD approval of such facilities would ensure that risks associated with inadequate water and pressure would be minimized. Impacts would be less than significant in this regard.

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

Less than Significant Impact. No land uses with the potential for dangerous fire hazard would be located at the project site under the proposed Master Plan. Any incidental flammable liquids or other volatile materials would be stored in specified storage locations that are isolated from other structures to minimize the potential for adverse effects in the event of an incident involving Further, as noted previously, the camp utilizes pressurized propane gas for heating and cooking, which could potentially release flammable materials into the atmosphere. However, given the ongoing inspection and maintenance of on-site storage tanks, the risks associated with this hazard is considered minimal. As such impacts would be less than significant.

10. HYDROLOGY AND WATER QUALITY

The following evaluation of hydrology and water quality impacts is based on preliminary hydrologic analysis and stream bank stabilization design performed for the proposed project by Bolton Engineering Company in October and April 2016, respectively. All relevant calculations, analysis, and illustrations regarding hydrology and water quality are included in Appendix E of this Initial Study.

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Less Than Significant Impact. Potential adverse water quality effects would occur during both construction and operation of proposed Master Plan improvements. As such, construction-related and operational water quality impacts are discussed individually below.

Construction

As discussed above in Response 7.b, the proposed project would be subject to the requirements of the Los Angeles RWQCB. Construction activities associated with the proposed Master Plan components or other physical improvements could result in some discharge of sediments and pollutants might occur into surface waters as a result of these activities. Project activities affecting areas less than one acre in size would be subject to standard County erosion and sediment control requirements, which would minimize surface water

quality impacts to the extent feasible. Project activities resulting in one acre or more of impact would be subject to the requirements of the United State Environmental Protection Agency (EPA)'s National Pollutant Discharge Elimination System (NPDES) General Construction Permit, which is administered by the RWQCB. As required by the General Construction Permit, a SWPPP would be prepared for such construction activities. The SWPPP would identify BMPs to reduce impacts to water quality during construction activities. A NOI would be submitted by the County to the State Water Resources Board prior to construction activities. In addition, soil erosion and loss of topsoil would be minimized through compliance with SCAQMD Rules 402/403. Compliance with the County's applicable erosion control regulations and State water quality regulations would ensure that impacts related to water quality during the construction activities would be less than significant.

Operation

Development of new structural facilities at Camp Emerald Bay would convert existing undeveloped land to semi-urbanized uses. Runoff from new facilities has the potential to contain contaminants such as trash, sediment, nutrients, pathogens, organics, heavy metals, and hydrocarbons among other pollutants. However, future development activities would be subject to compliance with the County's requirements to prepare and implement long-term water quality management plans, as necessary. Facilities would be reviewed by the County to determine whether a Low Impact Development (LID) plan is required and what type of project the proposed facilities constitute... The two categories of projects are designated projects and non-designated projects. The non-designated projects are smaller in scale and disturbance, with residential construction being the most common non-designated project, and non-residential development which doesn't fall into one of the designated project categories. If the project is non-designated and less than four residential units, the LID measures to implement include installing two (minimum) simple BMPs from the approved list. For residential projects above four units, or non-residential development the following narrative from the LA County LID Manual of February 2014 determines what portion of the development needs to comply with the LID ordinance.

- "Where 50 percent or more of the impervious surface of a previously developed site is proposed to be altered and the previous development project was not subject to post-construction stormwater quality control measures, the entire development site (e.g., both the existing development and the proposed alteration) must meet the requirements of the LID Standards Manual.
- Where less than 50 percent of the impervious surface of a previously developed site is proposed to be altered and the previous development project was not subject to post-construction stormwater quality control measures, only the proposed alteration must meet the requirements of the LID Standards Manual."

Designated projects are larger in nature and disturbance or discharge to a Significant Ecological Area (SEA). The specific breakdown of what projects are considered designated are listed in the LA County LID Manual (Feb 2014). A large portion of the projects proposed under the 2016 Master Plan will be classified as designated projects due to their size and also their discharge of stormwater to an SEA. The following narrative from the LA County LID Manual of February 2014 determines what portion of the development needs to comply with the LID ordinance:

Camp Emerald Bay 2016 Master Plan

Redevelopment projects, which are developments that result in creation or addition or replacement of either: (1) 5,000 square feet or more of impervious surface on a site that was previously developed as described in the above bullets; or (2) 10,000 square feet or more of impervious surface area on a site that was previously developed as a single family home. o Where 50 percent or more of the impervious surface of a previously developed site is proposed to be altered and the previous development project was not subject to post-construction stormwater quality control measures, the entire development site (e.g., both the existing development and the proposed alteration) must meet the requirements of the LID Standards Manual.

- Where less than 50 percent of the impervious surface of a previously developed site is proposed to be altered and the previous development project was not subject to post-construction stormwater quality control measures, only the proposed alteration must meet the requirements of the LID Standards Manual.
- Redevelopment does not include routine maintenance activities that are conducted to maintain
 original line and grade, hydraulic capacity, original Low Impact Development Standards Manual
 County of Los Angeles 2-2 February 2014 purpose of facility or emergency redevelopment activity
 required to protect public health and safety. Impervious surface replacement, such as the
 reconstruction of parking lots and roadways, which does not disturb additional area and maintains
 the original grade and alignment, is considered routine maintenance activity. Redevelopment does
 not include repaving of existing roads to maintain original line and grade.

From the LA County LID Manual February 2014, "All Designated Projects must retain 100 percent of the SWQDv on-site through infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that it is technically infeasible to do so." The method of retention will be proposed through plans and these plans would be prepared for approval by the County and would be implemented throughout the operational life of the Master Plan to ensure that project operation would not adversely affect the quality of storm water runoff. Project post-development water quality LID site specific source control measures may include installation of clarifiers or fossil filter systems to treat on-site surface water (i.e., from the maintenance yard or parking areas) prior to discharge into the on-site drainage or other facilities, bioretention planter boxes, infiltration basins, dry wells, and rain barrels/cisterns. Compliance with the County's requirements would ensure that the proposed improvements do not contribute substantial pollutants to downstream receiving water bodies (i.e., Emerald Bay and Pacific Ocean) during operation.

With regard to sewage treatment and effluent discharge at Camp Emerald Bay, the existing camp is served by several onsite septic systems that utilize septic tanks and leach fields to distribute sewage effluent into the soil beneath the site. This effluent undergoes primary treatment in the septic tank and flows to the distribution system which distributes the treated wastewater by gravity to the leach fields. The treated wastewater percolates through the various soil layers, which provides in-situ treatment via filtration and microbial breakdown of discharged pollutants. The existing system has operated on-site for many years, and as a permit requirement for the system, the system is monitored for performance on a quarterly basis at three on-site groundwater monitoring wells in order to ensure that operation of the system does not result in adverse water quality effects. The monitoring results are formalized in quarterly and annual monitoring reports that are submitted to the RWQCB for review, which is a requirement of the camp's Waste Discharge Requirements (WDR). While periodic system repairs have been required due to root intrusion or

mechanical failure of pumps or other system components, the system has demonstrated that its operation does not create adverse water quality effects at the site, and ongoing maintenance and proper corrective action procedures serve to minimize the potential for adverse water quality effects related to the operation of the existing septic system. It should be noted that the existing septic system was designed to accommodate up to approximately 375 PAOT at 50 gallons per person per day (18,750 gallons/day). However, the camp has greatly increased water conservation through water efficient appliances and fixtures, water-efficient practices, drought-tolerant landscaping, and education, and overall water use at the facility has decreased in the past five years. As such, the camp has been able to operate well below the design flow of the original septic system of 18,750 gallons per day. For example, the recent June 2013 maximum peak water usage with 900 PAOT in camp was approximately 15,420 gallons/day (which is some 3,330 gallons/day below the original septic system's design flow). The camp's overall water efficiency has allowed the existing septic system to successfully operate with camp occupancy peaking near 900 PAOT.

The proposed waste treatment system included in the 2016 Master Plan would be septic tanks and leach fields independent of and in addition to the existing wastewater system. As is the case with the existing onsite waste treatment system, the new onsite waste treatment system would be subject to the requirements of a WDR issued by the RWQCB, including ongoing quarterly monitoring and reporting of water quality in effluent discharges. The new onsite waste treatment systems would be added as buildings associated with the waste treatment system are built. As the existing system is currently successfully treating wastewater at the peak of the summer season (when the PAOT at the camp occasionally nears 900), it is expected that in the near-term operation of the camp would not result in an exceedance of waste discharge requirements or otherwise result in substantial adverse water quality effects related to wastewater treatment and disposal.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. Southern California Edison (SCE) provides domestic water service to Catalina Island, including Camp Emerald Bay. SCE obtains all its water supplies from multiple wells located throughout the area. Development at the proposed Master Plan improvements would result in the creation of impervious and semi-pervious surfaces. An increase in the amount of impervious surfaces can reduce the amount of water that recharges the local groundwater basin. A reduction in aquifer recharge can subsequently result in a depletion of groundwater supplies. However, the increase in the amount of impervious surfaces as a result of implementation of the proposed pproject is considered insignificant due to the limited surface area of such improvements and therefore significant impacts on the recharge characteristics of the local groundwater basin are not expected. Further, the proposed project would not include large subsurface features or wells and therefore would not affect the direction or rate of flow of groundwater. It is acknowledged that new facilities at the camp could incrementally increase water demand, including water use associated with irrigation of ground cover within fuel modification zones around proposed structures. However, irrigation-related demands are not anticipated to be substantial relative to other camp-related demands given the limited extent of irrigated ground cover (i.e., up to 30 feet around proposed structures) and the drought-tolerant nature of ground cover plant species. Any proposed landscaping above 2,500 square feet would also be subject to review by LA County Land Development

Division to confirm compliance with water efficiency and irrigation controls. Given the limited extent of the contemplated facilities and associated water demands, as well as ongoing implementation of water conservation practices, increases in water use on-site would not substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As such, impacts would be less than significant.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less Than Significant Impact With Mitigation Incorporated (c-d). The proposed structural and other facility improvements under the 2016 Master Plan would not substantially alter the existing drainage pattern of the project site or surrounding area. However, as part of the proposed Master Plan, bank stabilization features would be installed along the entire length of the banks of the on-site drainage course and its tributaries in order to address erosion/sedimentation and loss of riparian habitat. Because this drainage course is under the jurisdiction of the CDFW, any other physical alteration of the bed and/or banks of this jurisdictional feature would require a Streambed Alteration Agreement (SAA). The permit conditions of the SAA, as required by CDFW, would be implemented in the design, construction, and operation of the bank and bed stabilization features, which would preclude adverse effects related to flooding, erosion/sedimentation, riparian habitat, and marine species or habitats. Given approval of a SAA for the proposed drainage improvements, and adherence to the associated requirements, the proposed Master Plan would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and therefore impacts in this regard would be less than significant.

Mitigation Measures

- HYD-1: The project applicant shall, subject to SEATAC review and approval, provide stream bank stabilization improvements, including revetment fencing and revegetation, as appropriate, within the on-site drainage course in order to minimize erosion and reduce or eliminate flooding potential.
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Less Than Significant Impact With Mitigation Incorporated. The project site is characterized by an existing camp facility that does not include extensive non-permeable areas or structures that generate significant amounts of runoff. Similarly, given the rural nature of the surrounding area, much of the stormwater currently generated during storm events percolates into the soil. However, historic records

indicate that the natural drainage that bisects the site and conveys stormwater from the project site and surrounding areas into the Pacific Ocean results in localized flooding near the mouth of the water course during significant rain events. The additional structures and other facilities proposed under the 2016 Master Plan would not add a substantial amount of impervious surface area to the existing camp, but would incrementally increase stormwater runoff rates. Nonetheless, while this increase is expected to be nominal in the context of the entire camp and surrounding area, the entire project site is drained by sheet flow and natural drainage courses, and therefore the additional runoff from Master Plan improvements would not have the potential to exceed the capacity of existing or planned stormwater drainage systems. Although the existing drainage has experienced localized flooding during significant storms in the past, the proposed bed and bank improvements required as part of the required SAA would minimize such flooding potential given proper design, construction, and maintenance of proposed drainage improvements. Assuming compliance with the CDFW-approved SAA for the on-site drainage and tributaries, as well as implementation of Mitigation Measure HYD-1, the proposed Master Plan would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, and impacts would be less than significant.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Less Than Significant Impact. Refer to Responses 10.a and 10.h, above. Given compliance with the requirements of applicable NDPES and other RWQCB-issued permits, impacts related to construction and operation of the proposed Master Plan would be less than significant with regard to water quality.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Less Than Significant Impact. According to the County of Los Angeles Low Impact Development Standards Manual (February 2014), Low-Impact Development (LID) practices are designed to protect surface and groundwater quality, maintain the integrity of ecosystems, and preserve the physical integrity of receiving waters by controlling rainfall and stormwater runoff at or close to the source. The LID Ordinance requires that all development projects located within the County of Los Angeles to implement site-specific LID principles through (1) site planning and site design, (2) specific design requirements (3) site-specific hydrologic analysis, and (4) implementation of site-specific BMPs based on site-specific hydrologic conditions. County LID Site Design Practices include the following:

- 1. Conserving natural areas, soils, and vegetation.
- 2. Minimizing disturbances to natural drainage patterns.
- 3. Minimizing and disconnecting impervious surfaces.
- 4. Minimizing soil compaction.
- 5. Directing runoff from impervious areas to pervious areas.

The proposed Master Plan improvements, by nature, are supportive of LID principles in that the facility is not a typical urban development with extensive impervious surfaces or involving extensive grading. Aside from vegetation removal for fuel modification per LACFD requirements, the proposed Master Plan would preserve and even enhance natural areas and associated vegetation (per the project's landscaping plan and biological mitigation measures - refer to Section 4, Biological Resources, of this Initial Study). The proposed Master Plan improvements would also not notably affect natural drainage patterns on-site and would not involve large or interconnected areas of impervious surfaces. This is because the incremental increase in structural footprints would be minimal in the context of the overall camp; and bricks or other pervious paving is employed on-site for common areas and walkways that allow for the percolation and on-site retention of stormwater. Furthermore, aside from larger structures at the lower camp elevations requiring engineered fill materials to address liquefaction hazards, no extensive soil compaction would be involved in Master Plan implementation. Finally, given the generally pervious nature of the majority of the camp property and the nature of the proposed improvements it is anticipated that stormwater would continue to be conveyed via overland sheet flow to existing natural on-site drainages, in the cases where concentrated drainage is required it will be returned to sheet flow as soon as feasible via a properly sized erosion control outlet structure or similar device; as such, the conveyance of stormwater flows from impervious areas to pervious areas would continue.

With regard to site hydrology, a preliminary hydrologic analysis of the project site watershed indicates that clear peak 50-year storm flows in the on-site drainage feature would be 584 cubic feet per second (cfs). When analyzing a 50-year storm for a burned and bulked condition the peak flow rate was calculated to be 1,173 cubic feet per second (cfs). Based on the projected stormwater flow rates within the various subwatersheds on and near the project site, design requirements such as porous pavement, downspout routing, disconnection of impervious surfaces, provision of adequate landscaping would be provided, as well as an additional constructed wetlands feature in the western (upland) portion of the camp that would provide stormwater retention and treatment for upgradient flows (i.e., flows from areas upstream of the project site) entering the project site from the west. Additionally, the project would be required to meet hydromodification requirements including adequate drainage capacity in the on-site drainage course. As noted previously, adequate conveyance capacity for 50-year storms and acceptable water quality in this drainage would be ensured through adherence to the SAA for the proposed drainage improvements on-site, subject to review and approval by CDFW. Furthermore, site-specific LID measures such as bio-retention features, dry ponds, dry wells, engineered wetlands (e.g., proposed on-site constructed wetlands), infiltration basins/trenches, planter boxes, sand filters, and efficient irrigation systems would be implemented, as appropriate or otherwise required by the County, and would serve to further minimize the potential for adverse stormwater hydrology and water quality impacts.

Overall, given the rural nature of the project area and the nature of the proposed improvements, including limited impervious building footprint, retention of large disconnected impervious surface area, drainage improvements, constructed wetland features, extensive landscaping, and preservation of existing drainage patterns, the proposed Master Plan would comply with the County's LID Ordinance and impacts would be less than significant.

h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Less Than Significant Impact. As discussed above in Response 10.a, the proposed project would comply with all RWQCB requirements, including NPDES permit requirements regarding construction and operation of proposed facilities and WDR requirements regarding the onsite waste treatment systems. Adherence to waste discharge requirements enforced by the RWQCB would minimize adverse surface and groundwater quality effects associated with the operation of the current septic system. Operation of the existing septic system and new onsite waste treatment systems in compliance with RWQCB waste discharge requirements would result in less than significant impacts to groundwater quality.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Less Than Significant Impact. As noted above in Section 4, Biological Resources, the ocean for a one-mile extent offshore of the northwest end of Santa Catalina Island, which includes Emerald Bay, is designated as Area of Special Biological Significance (ASBS) #25 by the State of California. As such, pollutant discharges to the Pacific Ocean could have a potentially significant impact to a designated ASBS if such discharges exceed water quality standards established by the camp's Waste Discharge Requirements. However, as discussed above in Response 10.a, compliance with RWQCB permit requirements regarding wastewater effluent discharges in the short- and long-term, as well as NPDES permit requirements regarding stormwater discharges, would preclude the potential for substantial adverse water quality impacts to result from the proposed Master Plan improvements. As such, given that construction and operation of the proposed Master Plan would comply with all applicable RWQCB permit requirements, impacts to ASBSs in the project area are considered less than significant.

j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

Less Than Significant Impact. Refer to Responses 10.a and 10.h, above. Impacts related to the operation of the existing septic system or proposed septic systems would be less than significant with regard to water quality.

k) Otherwise substantially degrade water quality?

Less Than Significant Impact. Refer to Responses 10.a and 10.h, above. Given compliance with the requirements of applicable NDPES and other RWQCB-issued permits, impacts related to construction and operation of the proposed Master Plan would be less than significant with regard to water quality.

I) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

Less Than Significant Impact With Mitigation Incorporated. According to flood maps prepared by the Federal Emergency Management Agency (FEMA), the entire Project Area is located within Zone D, which is defined as "an area of possible but undetermined flood hazard." Thus, although the project site and surrounding area are not located within a 100-year floodplain as mapped by FEMA, there exists the potential that localized flooding could occur during significant storm events. Furthermore, as discussed previously, the SAA prepared for the proposed drainage improvements would reduce the potential for future flooding effects by requiring proper design, construction, and maintenance of drainage features, including bank stabilization and addition of bank vegetation, subject to review and approval by CDFW. Mitigation Measure HYD-1, above, requires that physical improvements to the on-site drainage be implemented in order to reduce the flooding potential and associated risks to people or structures on-site. As such, with implementation of applicable mitigation, impacts would be less than significant.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

Less Than Significant Impact With Mitigation Incorporated. As noted above in Response 10.l, no designated 100-year flood hazard areas are located within or near the project site; however, potential flooding impacts on proposed structures would be minimized through the implementation of Mitigation Measure HYD-1, as well as any additional drainage improvements pursuant to the CDFW-approved SAA. Impacts would be less than significant in this regard with mitigation.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact With Mitigation Incorporated. Refer to Response 10.1, above. Future implementation of drainage improvements to the on-site stream course, as required by Mitigation Measure HYD-1 and pursuant to the SAA ultimately required by the CDFW, would preclude the potential for significant flooding impacts on- or off-site. Furthermore, the proposed Master Plan improvements would be subject to flooding as a result of the failure of a levee or dam, as no such features exist in proximity to the project site such that adverse effects on the facility could result. As such, with implementation of applicable mitigation measures, impacts would be less than significant.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. The project site is located immediately adjacent to the Pacific Ocean and is located low elevations just above mean sea level. As such, given the project site's location in the seismically active southern California region, there exists the potential for tsunamis to affect the project site in the event of an earthquake along any of the known active and potentially active faults in the area. However, despite this potential hazard, the probability of an earthquake triggering a tsunami that could substantially affect the project site is considered low. This is due to the fact that the project site is located on the eastern (mainland) side of the island, and therefore only tsunamis generated on an earthquake fault located in the Catalina

Channel (i.e., between Catalina Island and the mainland) would propagate tsunami waves directly toward Emerald Bay. The probability is vastly higher that tsunamis generated in the region would be caused by seismic events either farther offshore, farther north, or farther south than the Catalina Channel. Nonetheless, in the event of a tsunami, the National Weather Service (NWS)'s Pacific Tsunami Warning Center would alert regional and local agencies and emergency operations centers of the tsunami event, which would then implement appropriate notification and evacuation procedures. At the project site, this would consist of evacuation of camp occupants to the surrounding hillsides to avoid potential inundation. As such, despite the project site's coastal location, impacts related to tsunami hazards would be less than significant.

The project site is not located in proximity to a confined water body such as a lake or reservoir such that seismic activity could generate seiches affecting the project site. Similarly, despite the existence of moderate to steep slopes surrounding the project site, the geology of the surrounding hillsides is generally characterized by Catalina Schist (bedrock material) and alluvial soils, which are not normally associated with mudflows. The soils near the project site, particularly in upgradient areas, are well drained not susceptible to extensive the mudflows could occur, much less have the potential to adversely affect the project.

The project site is not located in proximity to a confined water body such as a lake or reservoir such that services of moderate services. Similarly, despite the existence of moderate to steep slopes surrounding the project site, the geology of the surrounding hillsides is generally characterized by Catalina Schist (bedrock material) and alluvial soils, which are not normally associated with mudflows. The soils near the project site, particularly in upgradient areas, are well drained not susceptible to extensive the project site, particularly in upgradient areas, are well drained not susceptible to extensive the potential to adversely affect the project.

11. LAND USE AND PLANNING

Wo

a) Physically div. . an established community?

No Impact. The proposed Master Plan would expand and enhance the existing camp with infill improvements and facility upgrades. No established communities exist in proximity to the camp, and therefore implementation of the proposed project would not physically divide a community, including the camp itself. No impact would occur.

b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.

No Impact. The eastern and western portions of the project site are designated as Organized Camps and Special Facilities (C/SF) and Open Space/Conservation (OS/C), respectively, in the Los Angeles County General Plan. Additionally, the project site is located within the boundaries of the Santa Catalina Island Local Coastal Plan (LCP) and is also subject to the Santa Catalina Island Specific Plan (County Ordinance 89-0148; "SCISP"). The proposed Master Plan would be consistent with all plan designations and development regulations specified for the property in applicable County regulatory documents (e.g., General Plan, LCP and Zoning Code), and therefore no impact regarding plan inconsistency would occur.

c) Be inconsistent with the zoning designation of the subject property?

No Impact. Per the SCISP, the eastern portion of the project site is designated Resort and Recreation (R-R), while the western portion of the camp is designated Open Space (0-S). The proposed Master Plan would be consistent with both of the applicable land use designations for the property, and therefore no impact would occur relative to zoning conflicts.

d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?

Less Than Significant Impact. The majority of the camp is located within Los Angeles County Significant Ecological Area (SEA) No. A17, Johnson's Landing (Santa Catalina Island). Additionally, the project site is characterized by hillsides around the perimeter of the camp, which are subject to Hillside Management Criteria where slopes are greater than 25 percent. However, the proposed project would not conflict with SEA conformance criteria with implementation of applicable mitigation measures (refer to Section 4, Biological Resources, above), and no development is proposed on slopes over 25 percent under the 2016 Master Plan. Given that SEATAC-approved mitigation measures would be implemented concurrent with implementation of the proposed Master Plan, and no development is proposed on slopes subject to County Hillside Management Criteria, less than significant impacts would occur in this regard.

12. MINERAL RESOURCES

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site is characterized by Catalina Schist bedrock overlain by relatively shallow layers of alluvium and beach deposits. No notable mineral resources, including petroleum resources, are known to occur on the site or in the project vicinity. As such, implementation of the proposed Master Plan would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The project site is not designated as a mineral recovery site on any applicable plans, and no mineral resources are known to exist on-site or in the project vicinity. As such, the proposed Master Plan would not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, and no impact would occur in this regard.

13. NOISE

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?

Less Than Significant Impact. The proposed Master Plan would be implemented over a period of up to 20 years, commencing in late 2017, with an average of only one or two of the listed improvements being constructed in any given year. Because these improvements would be constructed incrementally as needed over the life of the Master Plan, a large-scale intense construction effort is not necessary. In fact, the majority of the proposed improvements would be carried out utilizing minimal construction equipment such as a concrete pump, backhoe, forklift, and compressor. Noise levels generated during construction activities using a limited equipment mix like this would be minimal, and would be nearly imperceptible against ambient noise at a distance of 100 feet or more. Regardless, there are no sensitive receptors (schools, residences, hospitals, etc.) in proximity to the project site, as the site is surrounded by hillsides and the Pacific Ocean, and there are no receptors with a line-of-sight to construction activities such that off-site noise effects would occur. Therefore, for more intensive construction efforts, such as larger structures including the administration offices, boathouse, and staff housing units, the introduction of larger and greater numbers of equipment would not create noise levels in excess of established standards at any off-site sensitive receptor location. Additionally, all construction activities would occur during the off-season when camp occupancy is minimal, thereby precluding the potential for on-site noise impacts to campers or staff. Given that construction activities would only occur during daylight hours, and would be conducted exclusively in the winter (off-season) when days are shortest, construction activities would not conflict the with County's Noise Ordinance with regard to allowable construction hours (6:30 a.m. to 8 p.m. Monday through Saturday). Irrespective of noise levels generated on-site during construction activities, the lack of off-site sensitive receptors in the area would preclude the potential for adverse noise effects from Master Plan implementation. While limited occupants, including camp staff, could reside on-site during the off-season that could be considered sensitive receptors, construction activities would be carried out during the allowable construction hours, consistent with the County Noise Ordinance. As such, construction noise impacts to on-site occupants would be less than significant.

Operation of the camp at full build out of the Master Plan would be similar to existing conditions, as the facility currently operates with over 900 PAOT during the peak of the summer season. With a maximum of 950 occupants at any given time, operational noise levels would not be measurably different than current conditions. Nonetheless, given the isolated nature of the project site and associated lack of off-site sensitive receptors, no operational noise impacts would occur.

b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?

No Impact. No schools, hospitals, or senior citizen facilities are located on-site or in the project area. On-site staff or other camp occupants would not be exposed to excessive noise levels given the low-intensity and

long-term incremental nature of Master Plan implementation. No adverse impacts would occur in this regard.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

Less Than Significant Impact. As discussed above, the incremental increase in camp occupancy at full buildout of the proposed Master Plan would be relatively minor in light of current peak occupancy of over 900 PAOT during the summer season. The relative increase in operational noise from approximately 50 additional individuals would be imperceptible in the context of the camp facility given the intensity and nature of activities. Additionally, the facility utilizes boats for nearly all transportation needs and therefore automobiles and other land vehicles are very scarce on-site and on Catalina Island as a whole. Given the unique nature of the island camp, vehicle operation (aside from electric golf cart vehicles) at the camp is minimal, and therefore noise from parking areas or general vehicle operation is not applicable to the proposed Master Plan. Less than significant impacts regarding permanent noise increases would occur.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

Less Than Significant Impact. Refer to Responses 13.a, above. Construction of the proposed Master Plan would not result in a substantial temporary increase in ambient noise levels, and operation of the camp under the proposed Master Plan would result in similar periodic noise levels as under current conditions. Nonetheless, given the lack of sensitive receptors in the area, noise impacts associated with construction and operation of the proposed project would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airport to the project site is Catalina Airport, located over seven miles from Camp Emerald Bay, and the project site is not located within the boundaries of an airport land use plan. No impacts would occur relative to airports or aircraft noise.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrips in the vicinity of the project site. As such, no impacts would occur regarding aircraft noise.

14. POPULATION AND HOUSING

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed Master Plan would expand the existing facilities and operations at the existing camp, which provides short-term lodging and accommodations for campers and other visitors to the facility. As the proposed project does not involve notable amounts of residential uses intended for permanent occupation, would not substantially increase employment at the facility, and would not provide new roads or extensive infrastructure improvements that could foster new development, the proposed Master Plan would not induce substantial population growth in the area. Impacts would be less than significant regarding population growth.

b) Cumulatively exceed official regional or local population projections?

No Impact. As indicated above, the proposed project would not induce population growth as the camp facility is intended to provide temporary accommodations for campers and guests, and provides a limited number of permanent residences for year-round staff members. Given that no substantial increases in staffing are anticipated at the facility, the proposed project would not exceed regional or local population projections provided by the Southern California Association of Governments (SCAG). No impacts associated with exceeding population projections are anticipated.

c) Displace existing housing, especially affordable housing?

No Impact. The proposed project would replace various structures with new structures, including staff and camper housing, as well as provide additional housing. The project would not result in a reduction in overall housing numbers or availability, and as such no impacts related to displacement of housing would occur.

d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed Master Plan would expand and improve the existing camp facility and would offer greater capacity to accommodate larger groups of guests. Given the lack of numerous permanent residents, the proposed project would not have the potential to displace substantial numbers of people, and no impacts are expected in this regard.

15. PUBLIC SERVICES

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered

governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Less Than Significant Impact. The existing camp provides for its own fire suppression capabilities per LACFD requirements, as well as fire prevention activities such fuel modification. As the project site is not readily accessible by the LACFD and other fire protection agencies, and since the camp would be required to expand its fire suppression capabilities as the facility implements additional improvements, no additional demands on LACFD facilities or services would occur from Master Plan implementation. Therefore, less than significant impacts to LACFD service ratios, response times, or other performance objectives would occur.

Sheriff protection?

Less Than Significant Impact. The proposed project does not involve substantial urban development necessitating additional facilities, equipment, or personnel from the Los Angeles County Sheriff's Department (LACSD). The incremental increase in occupancy under the proposed Master Plan would not trigger the need for additional police protection services given the nature of the facility and physical isolation from typical criminal activities. Based on the nature of the facility as a youth camp and physical separation from criminal elements, no additional demand for LACSD services is anticipated and a less than significant impact would occur.

Schools?

No Impact. As the proposed Master Plan would not involve notable increases in permanently occupied residential units, no additional demands on schools or educational services would result from project implementation. No impacts to schools are expected.

Parks?

No Impact. The proposed project does not involve residential development in sufficient numbers to increase demands for parks or other recreational facilities, or warrant development of additional park facilities. The camp facility itself provides extensive recreational activities and therefore the proposed Master Plan would increase recreational opportunities and would be considered a beneficial impact.

Libraries?

No Impact. As the proposed Master Plan would not involve notable increases in permanently occupied residential units, no additional demands on libraries would result from project implementation. No impacts to libraries are expected.

Other public facilities?

No Impact. The proposed project would not result in increased demands for other public facilities. No impacts are anticipated.

16. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. The proposed project would expand the existing Camp Emerald Bay facility to allow for future growth by replacing existing structures and constructing new structures and other improvements. The expansion of the camp, which itself functions as a recreational facility, would serve to enhance recreational opportunities in the area and improve recreational infrastructure. Accordingly, the proposed Master Plan would not result in or accelerate substantial physical deterioration of parks or recreational facilities, and no impact would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. As discussed throughout this Initial Study, the expansion of the existing camp, which functions as a recreational facility, would result in a number of adverse effects on the environment, both short- and long-term, but such effects would either be less than significant or less than significant with implementation of recommended mitigation measures. As such, project-related recreational facility construction and expansion would not result in substantial adverse physical effects on the environment, and impacts would be less than significant.

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?

No Impact. The proposed improvements to Camp Emerald Bay would have no effect on the Strategic Asset Management Plan for 2020 (SAMP) or its implementation relative to County parks and recreational facilities. Because the camp operates as a private entity, it is not subject to the SAMP. Similarly, because the proposed Master Plan does not include substantial new residential development, it is not subject to requirements for provision of physical facilities or developer fees for funding park improvements. As such, no impacts would occur in this regard.

d) Would the project interfere with regional open space connectivity?

No Impact. The proposed Master Plan improvements would be limited to the existing camp property and would not physically affect surrounding trails or other means of open space access. Therefore the proposed project would not have to potential to interfere with regional open space connectivity. No impacts are anticipated.

17. TRANSPORTATION/TRAFFIC

Would the project:

- a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.
- b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?
- c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?

No Impact (a-c). The project site is not served by a typical street network given its rural location on Catalina Island, but rather is accessible by a single dirt road that connects to the island's larger trail/unpaved road network. The primary means of transportation to and from the site is by boat, and this practice is anticipated to continue throughout the life of the Master Plan. Since the proposed project would not utilize, or otherwise physically affect, an urban street network or other transportation facilities, the 2016 Master Plan would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds, or conflict with an applicable congestion management program and no impact would occur in this regard.

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project involves the expansion of the existing Camp Emerald Bay facility in a rural setting on Catalina Island, and therefore would not have the potential to affect air traffic patterns or locate improvements in a manner that could result in substantial safety risks. No impacts related to air traffic patterns are expected.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed Master Plan would not physically alter the circulation patterns at the project site or surrounding area, and would not include the development of incompatible uses. Therefore, the proposed project would have little potential to increase traffic hazards due to design features or incompatible uses. No impact would occur in this regard.

f) Result in inadequate emergency access?

No Impact. The project site is accessible primarily by boat, but is also accessible by automobiles and helicopters. While the increase in occupancy under the proposed Master Plan would allow more people to be located on-site at any given time, the long-term expansion of the camp would not reduce access to the site. Implementation of the Master Plan would maintain existing roadways and access points, boat docks, and helicopter pad to allow for emergency access by a variety of modes of transit. Given the ongoing provision of vehicular, boat, and helicopter facilities, the proposed project would not result in inadequate emergency access. No impacts regarding emergency access would occur.

- g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
- h) Decrease the performance or safety of alternative transportation facilities?

No Impact (g-h). The proposed project would be implemented at the existing camp facility, which is located in a rural setting on Catalina Island. No alternative transportation facilities exist in the area, and the proposed improvements would have no effect on these facilities or any applicable plans, policies, or programs related to such facilities. No impacts related to alternative transportation would occur.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?

Less Than Significant Impact. As discussed in detail above in Section 10, Hydrology and Water Quality, of this Initial Study, implementation of the proposed Master Plan would not result in an exceedance of RWQCB wastewater treatment requirements given adherence to established permit conditions for the existing septic system. With ongoing monitoring and enforcement of waste discharge requirements by the RWQCB, the proposed improvements would not exceed wastewater treatment requirements and therefore impacts would be less than significant in this regard.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. The project site is served by local groundwater supplies provided by SCE for domestic water, and wastewater treatment is provided by an on-site septic system that exclusively serves Camp Emerald Bay. Water service would continue to be provided by SCE at existing levels, as BSA has indicated to SCE that given the efficiencies achieved through the camp's water conservation program, no additional water supplies will be required despite the facility's capacity increase to 950 PAOT. As indicated previously, despite the camp currently occasionally operating at a PAOT approaching 900 during the peak of the summer season, overall water use has declined substantially over the past five years. More specifically, while average daily consumption during peak summer months in recent years has fluctuated between 7,500 gallons per day (July 2015) and 9,350 gallons per day (July 2014), the peak daily average consumption of 15,420 gallons per day (June 2013) was the highest in recent years. However, although total annual camp occupancy has not substantially increased in the past decade (i.e., from 60,880 occupants in 2006 to 65,288 occupants in 2015), overall water consumption has drastically decreased from approximately 3.66 million gallons in 2006 to less than 955,000 gallons (0.95 million gallons) in 2015. As such, despite increases in camp occupancy, the annual water consumption has been reduced by nearly 74% over the past decade, with an average of approximately 60.1 gallons per camp occupant in 2006 compared to 14.6 gallons per camp occupant in 2015. Therefore, no substantial new water distribution infrastructure would need to be implemented under the 2016 Master Plan. As also discussed above, there would be additional onsite waste treatment systems added to accommodate the additional buildings that are proposed as a part of the 2016 Master Plan. The existing onsite waste treatment system would remain unchanged and independent of the new onsite waste treatment system.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Refer to Response 10.e), above. The proposed 2016 Master Plan would involve incremental additions of structural elements to the existing camp, which would not include extensive or interconnected impervious surface areas such that substantially increased overall stormwater flow volumes would occur. The project also entails bank and bed improvements to the natural drainage that conveys stormwater flows from the watershed in which the project site is located in order to address existing localized flooding, water quality, and habitat degradation. However, the proposed drainage improvements would be subject to the requirements of the CDFW-approved SAA, which would preclude the potential for adverse impacts associated with expansion or modification of drainage facilities.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

Less Than Significant Impact. As discussed previously in regard to water and wastewater system capacity, the existing camp is served by SCE for domestic water service, which is pumped to Camp Emerald Bay from

pumps located to the southeast of the project site. SCE has indicated that they will continue to provide water service to the camp for the foreseeable future at existing levels; BSA has stated to SCE that their ongoing water demands are not expected to increase due to the water efficiencies the camp has achieved through its water conservation programs, including water-efficient appliances and fixtures, drought-tolerant landscaping, and efficient irrigation systems. Proposed new construction would be subject to the County's Green Building Ordinance requirements, as applicable, which would continue this trend of water efficiency in new structures on-site. Camp operations have expanded over the past decade with camper occupancy peaking at 933 individuals in July 2015, while water use has decreased from approximately 3.66 million gallons in 2006 to less than 955,000 gallons between April 2015 and March 2016. With an increase in occupancy to 950 PAOT, which represents a relatively small increase compared to existing peak occupancy, water use and associated groundwater withdrawals are not anticipated to substantially increase such that SCE supplies would be threatened or otherwise adversely affected. As such, impacts in this regard are less than significant.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?

No Impact. The proposed project would comply with the requirements of the County's Low Impact Development (LID) Ordinance with regard to water efficiency and drought-tolerant landscaping. As noted previously, the proposed Master Plan includes an extensive landscaping plan (Figure A-7 in Attachment A, Project Description, of this Initial Study), which is subject to review and approval by County staff and SEATAC, and proposed new construction would be subject to the County's Green Building Ordinance requirements, as applicable, which include water efficiency standards to reduce demands. As of 2015, nearly every water fixture in camp has been retrofitted or replaced with a newer, lower flow model, and both the bathroom fixtures used by individual camp occupants and the larger process water machines used for cleaning and cooking have also been retrofitted or upgraded. As such, the proposed Master Plan would not conflict with the Los Angeles County LID Ordinance or Drought Tolerant Landscaping Ordinance, and no impact would occur in this regard.

f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. As noted previously, Camp Emerald Bay has historically and continues to improve energy efficiency on-site through energy-efficient lighting, heating, water conservation (i.e., less energy for water heating), and camper education. Utility records have demonstrated that electricity usage has steadily declined in recent years due to these improvements despite annual increases in peak camp occupancy during the same time period. Specifically, for instance, annual electricity usage at the camp was 265,280 kilowatt-hours (kWh) in 2008 (peak occupancy of 644 people), while in 2015 (peak occupancy of 933 people) only 237,520 kWh were consumed. As such, despite the increase in camp occupancy, electricity demand has decreased substantially. Given this sizeable decrease in per capita electricity use due to the camp's energy efficiency improvements, which would continue to be implemented under the proposed

Master Plan (pursuant to the County's Green Building Ordinance, as applicable), operation of the camp with 950 PAOT is not expected to require any additional electricity infrastructure, as full buildout of proposed improvements is not expected to exceed historic peak electricity consumption. With regard to propane usage, while detailed records are not available, the on-site propane tanks are filled on an as-needed basis to maintain adequate supplies to meet camp demands; therefore, no expansion involving propane infrastructure would be necessary. Since it is not anticipated that extensive improvements to the existing electricity and propane gas infrastructure at the camp will be necessary to accommodate the buildout of the 2016 Master Plan, impacts in this regard would be less than significant.

g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. Construction of proposed Master Plan improvements would create a limited amount of construction and demolition waste during the camp's off season while camp improvements would be carried out. During such construction activities, such construction/demolition waste would be recycled/reused on-site to the extent feasible. Any such waste that cannot be recycled or reused on-site would be transported to the mainland via boat/barge for disposal at an appropriate inert waste (Class II) or municipal solid waste (Class III) landfill facility. Given the limited incremental and seasonal nature of construction activities under the proposed Master Plan, however, the volume of waste generated that would require disposal in a landfill is not anticipated to be substantial. As such, construction-related impacts to County landfills would be less than significant.

As is the case with the existing camp, solid waste generated on-site is separated/recycled to the extent feasible, with separated waste and recyclables transported regularly to the mainland via boat/barge for proper recycling and/or disposal at a permitted Class III landfill. Disposal destinations for solid waste generated at the project site would be at the discretion of the private haulers serving the camp, who maintain disposal agreements with landfill operators within the region. Solid waste generated on-site would likely be disposed of at one of Los Angeles County's 12 operating landfills. The proposed Master Plan improvements would generate limited amounts of additional solid waste; however, the incremental increase in solid waste, when compared to the overall amount to solid waste currently generated within the County, is expected to be accommodated by one of the County landfills. Thus, impacts to landfills would be less than significant.

h) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. Implementation of the proposed Master Plan would comply with all applicable statutes and regulations related to solid waste. Construction and demolition waste would be recycled/reused on-site to the extent feasible, or otherwise sent to the mainland for separation/recycling or proper landfill disposal. As is the case with the existing camp, solid waste generated on-site would be sorted to separate recyclable materials, and all solid waste and recyclable materials would be transported to the mainland for processing or disposal, as appropriate. As such, no adverse impacts would occur in this regard.

19. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact With Mitigation Incorporated. As previously discussed in Section 4, Biological Resources, several sensitive plant and wildlife species are known to have existing within the project area. However, mitigation measures are provided to reduce the significance of impacts to such species to less than significant. Impacts to nesting birds would be reduced to a less than significant level with incorporation of the prescribed mitigation. Likewise, impacts to sensitive habitats would be reduced to a less than significant level given compliance with prescribed mitigation measures. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites the movement. Additionally, as discussed in detail in Section 5, Cultural Resources, no significant impacts to cultural resources would result from implementation of the proposed project given compliance with applicable mitigation measures to address historic, archaeological, and paleontological resources, including human remains. Given the scope of the proposed project in conjunction with implementation of the prescribed mitigation measures, project implementation would not have the potential degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. With implementation of applicable mitigation measures, impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. Due to the nature of the proposed Master Plan, with relatively limited improvements being made incrementally over the 20-year planning horizon, the project would not involve significant cumulative impacts, since the proposed structures and other improvements would serve to expand the capacity of the existing camp, with growth being phased over two decades to meet growing demands. The proposed project would result in relatively limited environmental impacts during construction activities due to the temporary nature of construction during the off-season when no camp occupants are present, while few, if any, new operational impacts would occur. Although the project may incrementally affect other resources that have been determined to be less than significant, the project's contribution to these effects is not considered to be "cumulatively considerable."

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. Project implementation would be beneficial to human beings by providing additional camp occupant capacity, thereby offering additional opportunities for outdoor recreation, environmental education, and related camp activities. All potentially significant impacts would be reduced to a less than significant level through compliance with applicable regulatory requirements and/or implementation of the prescribed mitigation measures. Thus, the project would not cause adverse effects on human beings directly or indirectly.

IRVINE 2121 Alton Parkway, Suite 100 Irvine, California 92606 TEL 949.753.7001 FAX 949.753.7002 PCRinfo@pcrnet.com

SANTA MONICA
201 Santa Monica Boulevard, Suite 500
Santa Monica, California 90401
TEL 310.451.4488
FAX 310.451.5279
PCRinfo@pcrnet.com

PASADENA
80 South Lake Avenue, Suite 570
Pasadena, California 91101
TEL 626.204.6170
FAX 626.204.6171
PCRinfo@pcrnet.com